



7 Fowlie Terrace, Googong

Family Haven Opposite The Park

Upon entering 7 Fowlie Terrace, we are greeted with soaring cathedral ceilings above an exceptional contemporary kitchen, family and dining space that has become the natural heart of the home.

Positioned conveniently between Aprasia Park and Duncan Fields, and surrounded by striking views towards the surrounding hills, this beautifully appointed home delivers a sense of space and sophistication that is increasingly rare.

Designed for growing families, the home showcases high-quality finishes, abundant natural light and a thoughtful floorplan that provides segregated bedrooms, multiple living spaces and an exceptional connection between the indoors and outdoors.

Internal Highlights:

A light-filled open-plan living, kitchen and dining area, enhanced by large windows and soaring ceiling-height glazing that allows natural light to flood the interiors.

Glass doors extend the living space outdoors onto a spacious timber deck and alfresco with a Vergola roof allowing the flexibility to let the sunshine through, or block the rain out, creating the perfect setting for entertaining and relaxed family gatherings.

4 2 2

FOR SALE

960,000 - \$1,010,000

VIEW

Sat 26th Sep @ 1:45PM - 2:15PM

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



Timber flooring and quality window furnishings add warmth and sophistication, while electric heating and cooling ensures year-round comfort.

The stylish kitchen is sure to impress the home chef, featuring a spacious walk-in pantry, stone benchtops & premium appliances. It is perfectly positioned within the open-plan living and dining area, allowing the chef to remain connected to family and guests while entertaining.

Versatile Living & Entertaining Spaces

A second living area provides a wonderfully private and sun-filled retreat, overlooking the alfresco entertaining area and timber deck.

Adding another dimension to the home's versatility is the impressive loft-style rumpus room positioned above the double garage. With superb elevated views across Googong, this space is ideal as a teenagers' retreat, home office, games room or additional living area.

A dedicated study nook with built-in shelving and a stone-topped timber desk further enhances the home's practicality for modern family life.

Segregated Bedrooms

Four spacious bedrooms provide comfortable accommodation for the entire family, with the Master Suite offering a walk-in wardrobe and ensuite.

Features:

- Four spacious bedrooms including master bedroom with walk-in robe and ensuite
- Second sun-filled living area
- Study nook with built-in shelving and timber desk
- Versatile rumpus above garage
- Timber flooring
- Near new Vergola covered alfresco entertaining area
- Spacious timber deck
- Instantaneous hot water
- Double garage with internal access

Numbers: (all approx.)

- " Internal living: 166m²
- " Garage: 40m²
- " Total under roofline: 206m²
- " Land size: 400m²
- Rates: \$4,750.98 p.a
- Built: 2015

For more information or to arrange a viewing, contact Ben Jones on 0420 863 351 or ben.jones@ljhcanberracity.com.au

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2GBBFHK
Property Type	House
House Size	166 m2
Land Area	400 m2

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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