



## Gowrie, 20 Herington Street

Charming family home with stunning views

Set on an elevated block with sweeping views of the Brindabellas, this beautifully presented home blends mid-century character and modern updates. The split-level floorplan ensures space, light and practicality, with two living spaces and three bedrooms set across three levels. Surrounded by top-tier schools, shopping and nature, this is the perfect home to create lasting memories for your family.

Elegant split-level design and soaring ceilings create inviting and light filled living spaces. Relax in the formal lounge soaking up views over the Tuggeranong Valley or step down a level to the dining room framed by windows to create a sun-drenched family space. Another informal living space flows into the fully updated kitchen with gleaming stone benchtops, Westinghouse appliances and custom cabinetry. Glass sliding doors connect the indoor living areas to an outdoor terrace, where you'll find a peaceful space to entertain, dine and relax. Picture summer evenings with twilight drinks or winter mornings gazing out at the snow-dusted Brindabellas.

3 1 2

**For Sale**  
\$790,000+

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EER



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**Disclaimer:** 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.

The master bedroom offers privacy for busy parents at one end of the house, with wall-to-wall robes and entry to the two-way family bathroom. Two more bedrooms at the other end of the home ensure space for growing kids, while ducted heating and cooling will keep you comfortable all year round.

Nestled in the heart of Gowrie, you're minutes from Erindale and Wanniasa shopping centres, with Tuggeranong, Woden and the City a short drive. Cafes, playgrounds and great schools including Mary Mackillop, Erindale College. Gowrie Primary and Wanniasa School are moments away. First time buyers and growing families will love to call this home their own, get in quickly before it's gone!

#### Features

- Elevated three-bedroom, one-bathroom home with stunning views
  - Spacious split-level living and dining areas with soaring ceilings
  - Fully updated kitchen with stone benchtops, Westinghouse oven and cooktop, Bosch dishwasher and custom soft close cabinetry
  - Outdoor entertaining terrace overlooking easy care gardens and valley views, plus large backyard space and garden shed
  - Private master bedroom with wall-to-wall robes and bathroom access
  - Two additional double bedrooms with built-in robes
  - Spacious two-way family bathroom with separate bath and shower
  - Ducted reverse cycle heating and cooling throughout
  - Large separate laundry with external access
  - Carport with extra driveway parking and rear access
  - Colorbond
  - Fully irrigated garden front and back yards
  - Close to top schools, shopping, dining and recreation
  - Roof construction: Timber truss with concrete tiles
  - Floor construction: Concrete slab
  - Alarm system
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- Block size: 719m<sup>2</sup>;
  - Living space: 120m<sup>2</sup>;
  - Year built: 1982
  - Rates: \$2,951 per year
  - EER: 4 stars

## More About this Property

<b>Property ID</b>	CEPHQH
<b>Property Type</b>	House
<b>House Size</b>	120 m <sup>2</sup>
<b>Land Area</b>	720 m <sup>2</sup>
<b>EER</b>	4
<b>Including</b>	Air Conditioning Ducted Heating Alarm Dishwasher Built-in-Robes Fully Fenced

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

20 Herington Street, Gowrie

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