



25 Bruxner Close, Gowrie




Monstrous block with privacy and room to extend

This wonderful opportunity exists within the very sought-after suburb of Gowrie and features a 4-bedroom home set on a 1767m² block. The enormous block offers many possibilities depending on your needs.

You may wish to extend, build a shed, put in a pool, install a pickle ball court, run some sheep or simply have enough space for the kids to run around, kick a footy and exhaust themselves.

Whatever you decide, one thing is for certain and that is that land is finite and blocks like this are rarely being created in metropolitan areas anymore. Most real estate analysts will tell you that it is the land that appreciates while the dwelling depreciates over time and a property like this, with such a big land component, will benefit greatly.

The cosy lounge room features a slow combustion wood burner perfect for those Winter Sunday afternoons, whilst the house also benefits from ducted gas heating throughout. A large kitchen features plenty of cupboard space, a breakfast bar, gas cooktop and a dishwasher. Adjacent to the kitchen is a dining area offering glass sliding doors out to a pergola-covered deck area for outdoor

4  2  2 

FOR SALE
\$1,080,000

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

entertaining.

The master bedroom benefits from an ensuite with a second bathroom servicing the remaining 3 bedrooms. A double garage completes the package, but for how long? I envisage the next owners to continue to take advantage of this block with a view to increasing the house footprint.

Features:

- 4 bedrooms, 2 bathrooms, double garage
- Ducted gas heating and slow combustion wood burner
- Reverse cycle split system to the kitchen/dining area
- Covered outdoor entertaining and BBQ area
- Fully fenced with 50+ camellias along much of the perimeter
- Huge lawn areas for high energy kids, large dogs, trampolines, cricket games
- Long driveway providing seclusion from the street and privacy

Facts & figures:

- Block size approx. 1767m²
- Living size approx. 140m²
- Garage size approx. 44m²
- Rates \$2858 per annum
- Land Tax \$4178 p/a (if rented out)
- EER 3

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

MORE DETAILS

Property ID	CQQHQH
Property Type	House
House Size	140 m ²
Land Area	1767 m ²
EER	3

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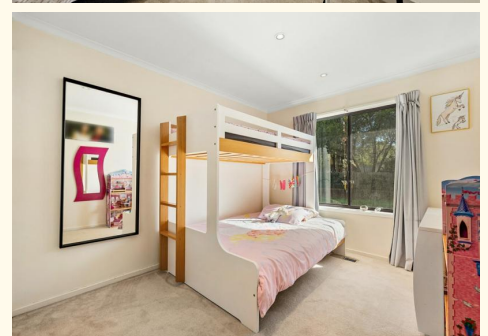
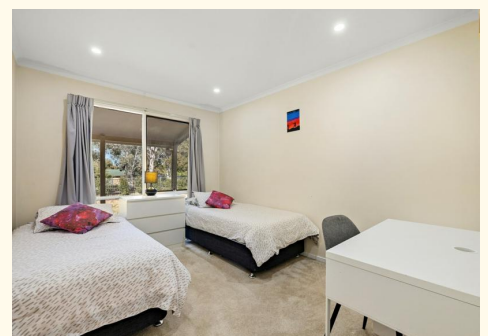
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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