



Gowrie, 6 Humphris Place

Gowrie's Hidden Gem

Nestled at the end of a quiet cul-de-sac, this gorgeous family home is the ideal place to start or continue your property journey.

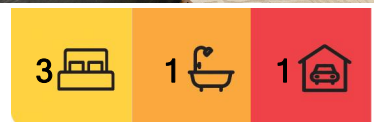
6 Humphris Place is one of those homes that is just immediately appealing. The leafy private setting is apparent from when you first approach the front door until you reach the end of the backyard.

The current owners bought here because they were looking for a great family home, and that's exactly what they got, and have since further enhanced it themselves. Inside you'll find 3 distinct living areas, giving you the ability to enjoy both separate and communal spaces. That's in addition to the magnificent north-facing deck and outdoor kitchen.

The sellers also made some clever quality of life improvements, such as fully insulating the ceiling, walls and subfloor, as well as installing highly efficient hydronic heating throughout



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For Sale
Auction 1st March

View
ljhooker.com.au/1HKMCFF92

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EER ★★★★★

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the house. This, combined with the insulation and ducted air conditioning, makes this an incredibly comfortable home all year round.

When talking to the sellers about their favourite memories here, they realised that nearly all of them took place on the deck. It's certainly easy to see why you'd spend so much time here. This really is more than just a deck, it's an outdoor living room and kitchen that can be used in all weather and makes the perfect entertainment setting. Somewhere the grownups can sit and connect in comfort, and the kids can run around the huge backyard in full view and safety.

And there's so much more to enjoy in the neighbourhood here. You are just a short walk to multiple playgrounds, as well as the local Gowrie shops, primary school and childcare, all without ever having to cross a road. There is also the beautiful Fadden Pines reserve practically on your doorstep.

What's on offer:

- 3 bedroom home with multiple living areas at the end of a cul-de-sac.
- Fully covered and insulated north-facing deck with outdoor kitchen and floor to ceiling blinds.
- Huge, private and secure backyard.
- Insulated ceiling, walls and subfloor.
- Hydronic heating.
- Ducted reverse cycle air conditioning.
- All bedrooms with built-in robes.
- Substantial under-house storage.
- Separate laundry/butler's pantry.
- Smart home features including Google Nest smoke alarms and Apple Home deck lighting.

Walk to:

- Gowrie shops & playground
- Gowrie primary school
- Holy family primary school
- Fadden Pines nature reserve
- Wanniasa Hills nature reserve
- Erindale shopping centre

More About this Property

Property ID	1HKMCFF92
Property Type	House
House Size	126 m2
Land Area	835 m2
EER	3.5

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