



## Gowrie, 8 Cheeseman Place

A Renovated Family Favourite on Cheeseman Place - Too Gouda to Miss!

### FIND.

Positioned in a quiet, family-friendly cul-de-sac in the heart of Gowrie, this large and beautifully renovated home offers a modern and spacious design that perfectly blends comfort with convenience. Set on a huge 926m<sup>2</sup> block, this property is ideal for those seeking space to grow, along with easy access to local parks, schools, shopping, and public transport options. A perfect location for the active family, it is within walking distance of local amenities.

### LOVE.

This stunning, light-filled home boasts five spacious bedrooms, two living areas, and two beautifully renovated bathrooms. The kitchen is the heart of the home, recently updated with modern finishes and an abundance of bench space, perfect for family meals and entertaining. With newly installed hybrid timber flooring and plush carpets throughout,



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**For Sale**  
Auction

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every inch of this home feels fresh and inviting. Multiple paved outdoor areas offer great space for entertaining, while the covered pergola provides the ideal spot to relax and enjoy the private, expansive backyard.

## LIVE.

Whether you're looking for the perfect family home, an investment property, or a space with room to grow, this home offers endless possibilities. With a large block, and two living areas, there's plenty of flexibility for the future. A double car garage, reverse cycle split system heating and cooling, and beautifully updated interiors make it easy to live in comfort, while the multiple outdoor spaces provide ample room for kids to play or to host friends and family. Beautifully renovated throughout, this home is move-in ready with nothing left to do but enjoy.

## ABOUT THE AREA

### Local Transport:

- Bus services to Woden, Tuggeranong, and the City
- Quick access to major roads and arterial routes

### Shopping & Dining:

- Gowrie Shops
- Erindale Shopping Centre
- Wanniassa Shops
- South.Point Tuggeranong
- Woden Town Centre

### Schools:

- Gowrie Primary School
- Erindale College
- Caroline Chisholm School

## WHAT THE OWNER LOVES:

"This home holds a special place in our hearts. We've been able to raise a beautiful family within this sanctuary. We love how functional the layout is with the segregated master allowing us to have our own space for privacy and entertaining. The outdoor space is a relaxing and enjoyable extension of the house where we have created many wonderful memories. Being close to amenities and desirable schools has made it even more convenient to live in Gowrie. A home for us will always be a starting place for love, hope and dreams. This home is where you can create your story and your life!"

## OVERVIEW:

- 5 bedroom | 2 Bathrooms | 2 Car Garage
- 2 large living areas
- Recently renovated kitchen with modern appliances
- Renovated bathrooms
- Freshly painted interiors
- Brand new hybrid timber flooring & plush carpets throughout
- Multiple paved outdoor entertaining areas, plus a covered pergola
- Reverse cycle split system heating and cooling

## RATES/SIZE:

- Block size: 926sqm approx.
- Living area: 141sqm approx.



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- Rates: \$2,713 p.a. approx.
- Land tax: \$4,625 p.a. approx.
- EER: 1.5

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## More About this Property

<b>Property ID</b>	1HQNF9U
<b>Property Type</b>	House
<b>House Size</b>	141 m2
<b>Land Area</b>	926 m2
<b>EER</b>	1.5

### Eoin Ryan-Hicks 0424 042 419

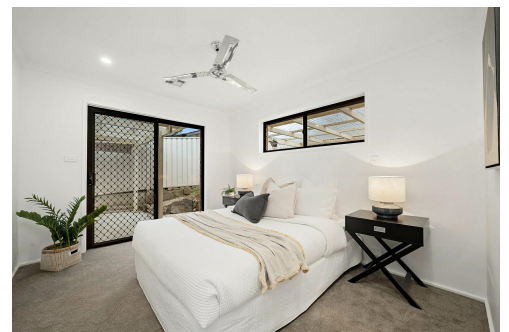
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

Address, Suburb



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