



9 Badcoe Street, Gowrie

A Family Haven of Space, Comfort and Lifestyle




Auction Location: On Site

Nestled in a peaceful, family-friendly street and surrounded by beautifully manicured gardens 9 Badcoe Street, Gowrie offers the perfect blend of comfort, functionality and lifestyle.

This beautifully presented home features four well-sized bedrooms, two modern bathrooms and three spacious internal living areas, making it ideal for families of any size. The large outdoor pergola is complemented by a private, vibrant garden and a well-maintained lawn, offering ample space for children and pets to enjoy. The property includes a two-car sheltered brick carport with a roller door, providing both privacy and security.

Designed for effortless family living, this beautifully maintained home is surrounded by quality schools, parks and convenient amenities, making it the ideal place to call home.

The home's living areas are exceptional in design and functionality. At the heart of the house is a contemporary, spacious galley kitchen fitted with high-quality Miele and Siemens appliances, including two

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FOR SALE

Auction 15/11/2025

AGENTS

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AGENCY

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 **LJ Hooker**

ovens and a microwave oven - perfect for entertaining. The kitchen flows into a large open-plan family area with dining and lounge spaces, offering picturesque views of Fadden Hills. Adjacent to the kitchen are a formal dining room and a generous lounge room. An expansive upstairs rumpus room completes the array of internal living spaces.

All four bedrooms are generously proportioned and are thoughtfully separated from the main living areas, providing privacy and tranquillity. Both the main bathroom and the ensuite are modern and tastefully appointed, as is the laundry.

Upstairs, a large rumpus room provides additional living space, ideal as a retreat, home office, or playroom.

The expansive outdoor pergola opens to a lush, private garden and manicured lawn, offering a perfect setting for weekend barbecues, kids' playtime, or simply unwinding in the sunshine.

Throughout the home, Rose Gum timber floors grace the main living areas, while carpeted bedrooms and lounge spaces add comfort. There's also ample under-house storage, perfect for families needing extra room.

Families will love the location as its just moments from Gowrie Primary, Holy Family Primary, Caroline Chisholm School and Erindale College. Local shops, cafes and playgrounds are within walking distance, while Erindale Shopping Centre is a short five-minute drive away. Woden Plaza and Tuggeranong Town Centre are both just ten minutes from your door, ensuring everything you need is close at hand.

Whether you're upsizing or simply seeking a relaxed family lifestyle in Canberra's south, 9 Badcoe Street, Gowrie is ready to welcome you home.

This is a home that truly has it all - space, style, and a sought-after location.

Features:

- 6.3kW solar system
- Brivis gas heating and evaporative cooling
- Ducted vacuum system
- Lawn and garden irrigation
- Back-to-base security system
- Fibre-to-the-Node internet connection

3 Living areas:

- Meals area / family room
- Lounge / Dining
- Large rumpus room

Functional kitchen with:

- Miele dishwasher
- Miele induction cooktop
- Two Siemens ovens
- Gorenje microwave oven

- Built in wardrobes
- Laundry with external access
- Main bedroom with ensuite
- Second bathroom with separate toilet
- Window furnishings throughout
- Established gardens
- Outdoor patio / entertainers' gazebo

Key Figures: (approximations)
EER: 2
Rates: \$743.80pq (approx.)
Internal Living: 210.25sqm (approx.)
Block size: 775sqm (approx.)
UV: \$450,000 (2025)
Year Built: 1981

Disclaimer:

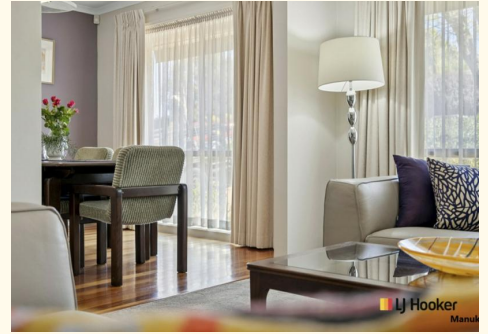
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MORE DETAILS

Property ID	1U8PFMF
Property Type	House
House Size	210 m2
Land Area	775 m2
EER	2
Including	Ducted Heating Evaporative Cooling Alarm Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

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FIRST FLOOR



GROUND FLOOR



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