

13 Ayliffe Street, Googong, NSW, 2620

BLACKSHAW

House For Sale

Wednesday, 20 November 2024

13 Ayliffe Street, Googong, NSW, 2620

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: House



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Multi-Generational Floorplan with Drive-Through Garage

Auction onsite 10am, Sunday 15th December 2024, unless sold prior.

Bidder's guide: \$1,400,000-\$1,500,000.

Comprising five bedrooms, three-and-a-half bathrooms and a two-car garage. As one of the finest custom-built homes in Googong, this is your chance to immerse yourself in the life of luxury you deserve. Indulge in a multi-generational floorplan, paired with high-end finishes, an abundance of natural light, and the picture-perfect surroundings of the Molonglo Ranges.

This exquisite abode is set on an elevated 704m² block with an impressive 370m² layout under roofline and a 30m² extended alfresco ready for summertime entertaining. Presenting like new, this home was finished in March 2020.

Lush lawn, native gardens and a charming lamp post provide the perfect welcome, while the sensational views will beckon you to the yard with a wine in hand as you soak-in the mountain vista. Step inside where the grand entrance foyer with Borra Carrara tiles and a glittering primrose chandelier in the stairwell invites you to explore this gorgeous floorplan.

A timber staircase with glass balustrade and a large window leads to the upper level while the wide hallway opens into a vast living space with high ceilings and walls of windows that frame views over the beautiful backyard.

A stacked stone wall and 'real flame' electric fireplace create a warm and welcoming ambience for those nights you want to sit back and relax.

Show off your culinary skills in the gourmet kitchen with a plumbed fridge, a 900mm gas cooktop, a dishwasher, 40mm waterfall benchtops, an incredible server's pantry as well as views over the living and dining area.

There is also a lounge, a theatre room and sliding doors that allow you to flow out to the alfresco complete coupled with a lovely timber deck, ready for your next sunset soiree.

There are two bedrooms and 1.5 bathrooms on this level while the luxe owner's suite is located upstairs. Complete with a walk-in robe, a built-in robe, an ensuite and access to the balcony with mountain views, this is a true retreat.

A built-in wet bar awaits in the rumpus and there is also a study nook perfect for working from home. Plenty of storage throughout, a second study nook downstairs, a rainwater tank, garden shed and ducted reverse cycle air-conditioning are some of the extra features.

There is also a two-car garage, with drive-through access, plus an expansive laundry, a ducted vacuum system, security alarm system and an NBN connection.

Features:

- An impressive 5 bedrooms, 3.5 bathrooms and multiple living spaces
- Custom-designed home on an elevated 704sqm block with views
- Lush green front yard and large porch area to sit and relax
- Big backyard with native garden beds and organic vegetable garden with irrigation and garden shed to store your garden materials
- Outdoor cinema screen and deck seating – ready for a projector
- State-of-art kitchen with high-end appliances, luxe finishes and butler's pantry
- Owner's suite with a walk-in robe, built-in robe, ensuite and mountain views
- 2x study nooks, custom joinery, ample storage and double-glazed windows throughout
- Double lock-up garage with automatic doors and drive-through access to the rear for storage of trailers or cars, underneath a new shade sail

- Wet bar in the rumpus on the first floor
- Large balcony with stunning uninterrupted views of the reserve
- Electric feature fireplace, reverse-cycle heating and cooling, ceiling fans in all bedrooms
- LED lighting, 4,000L water tank, gas hot water system, ducted vacuum
- Located minutes from the IGA, local parks, cafes and so much more

Block size: 704m²

Total living: 370m² (approx.)

Ground floor: 173.3 m² (approx.)

First floor: 122.2m² (approx.)

Verandah/porch: 12.1m² (approx.)

Balcony: 9.8m² (approx.)

Alfresco: 14.8m² (approx.)

Tiled entertainment area: 30m² (approx.), flows off alfresco area

Garage: 37.1m² (approx.)

Rates: \$4,606 p.a (approx.)

Built: 2020 (approx.)

ULV: \$616,000

Rent potential: \$900-950 p.w

Pest and building report available

Community Facilities:

Googong boasts parks, playgrounds, and recreational areas, including a large sports oval and various walking trails.

Shops and Services:

The Googong Shopping Centre includes a supermarket, cafes, and local services, fostering a strong sense of community.

Education:

The township offers Anglican Primary and Googong Public school.

Distances to Local Destinations:

Canberra CBD: Approximately 20 km (25 minutes by car)

Queanbeyan: About 8 km (10 minutes by car)

Canberra International Airport: Roughly 24 km (30 minutes by car)

Jerrabomberra: Approximately 12 km (15 minutes by car)

Gungahlin Town Centre: About 35 km (40 minutes by car)

Local Landmarks:

Googong Foreshores: Approximately 5 km (10 minutes by car) – a popular spot for walking and enjoying nature.

Queanbeyan River: Approximately 7 km (10 minutes by car) – perfect for walking, picnicking, or fishing.