

# 16 Hollitt Street, Googong, NSW 2620



## Sold House

Tuesday, 7 January 2025

16 Hollitt Street, Googong, NSW 2620

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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**\$1,385,000**

This extraordinary 4-bedroom 4 car garage home represents an exciting opportunity to purchase your dream home in one of Canberra's most thoughtfully designed growing suburbs, Googong. Brand new & boasting an impressive 316m<sup>2</sup> under roofline, the residence features a modern & practical design, perfect for families of any size. The functional, light-filled & spacious floorplan comprises 4 generously sized bedrooms to comfortably fit the whole family. An extra theatre or rumpus room is included with option to turn into 5th bedroom. The main bedroom suite contains a walk-in robe & an ensuite with a double vanity, the perfect place to begin your day together, whilst the remaining 3 bedrooms all have generous built-in robes & easy access to the central main bathroom. The light & bright north facing open plan family & kitchen forms the heart of the home, with raked super high ceilings & an outlook to inspire. The cook of the family will adore the chef's kitchen, which includes high-end stainless-steel appliances & a large butler's pantry. The spacious alfresco dining area seamlessly connects indoor & outdoor entertaining spaces, allowing you to host larger get-togethers with family & friends. A segregated formal living area is flooded with natural sunlight through the large, double-glazed windows, & offers a great opportunity to relax & unwind, whilst comfort is assured year-round via ducted reverse-cycle heating & cooling. The car enthusiast will be mega delighted to see the extra large 69m<sup>2</sup> 4 car garage, perfect space for the cars & or hobbies. Positioned close to the Googong Frisbee park, skate park & endless open green spaces the kids will have endless opportunity to run around & play, whilst the nearby amenities include the Googong IGA, main pub & the Anglican private school & Googong public school. This is your opportunity to purchase your very own brand new, fully equipped "forever home" in an up-and-coming premium area that exudes community & convenience. The Perks: • Open plan Kitchen/family room with raked ceilings • Double Glazed Windows throughout • Formal lounge Room upon entry for formal guests • Brushed brass tapware & hinges throughout • Low maintenance yard with 'fake' grass • Ducted reverse Cycle heating/cooling • Instantaneous gas hot water for comfort • Stone benchtops with extra breakfast bar space • Stainless steel Fysher & Pykel appliances with 2 ovens • Spacious walk-in pantry & plenty of storage • Glamorous walk-in robe within main bedroom • 4000 litre rain water tank The Numbers: • Total internal living: 222m<sup>2</sup> • Total block size: 625m<sup>2</sup> • Council Rates: \$3,796.32 per annum approx. • Build: Brand new build