

**43 Briand Crescent, Googong, NSW, 2620**

**Land For Sale**

Monday, 18 November 2024



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Type: Land



Anish Sebastian

## Welcome to 43 Briand Crescent, Googong!

Confidence Real Estate is thrilled to introduce this prime, levelled parcel of land right in the heart of Googong—a hidden gem for families looking to live the dream. Ask anyone who lives here; they'll tell you it's all about community, family fun, and a lifestyle that feels like home from day one. Googong isn't just a place to live—it's a vibrant town with schools, parks, shops, and businesses, all designed to keep life simple and fulfilling.

Imagine building your dream home here, on a generous 402 m<sup>2</sup> block that's a blank canvas just waiting for your personal touch. The location couldn't be better—this west-facing block sits right opposite the reserve, offering beautiful, open views and the perfect backdrop for your family's new home. It's ideally located close to schools, shops, and scenic reserves, too!

### Property Details

Address: 43 Briand Crescent, Googong

Land Size: Approx. 402 m<sup>2</sup>

Frontage: 12.1m (approx)

Depth: 31.8m (approx)

Lot: 1140

Orientation: West-facing, with serene reserve views

### Features & Local Highlights

Ready-to-build vacant block, perfect for your custom family home

Ideal position across from the reserve for beautiful views and a touch of nature

Easy access to local amenities, schools, and parks

### Nearby Attractions & Amenities

This community has everything you need, from local shops and cafes to beautiful green spaces:

**Education:** Local Anglican School, with more schools (including a public high school set to open in 2027) for future-proof learning options.

**Shopping & Dining:** Village shops, cafes, and a planned Shopping Centre featuring Coles, restaurants, and retail stores.

**Recreation:** Club Googong with pools, tennis court, gym, and café, plus Aprasia Park, Duncan Sporting Fields, and Googong Common.

**Playgrounds & Parks:** Plenty of options for outdoor play, including children's playgrounds, landscaped village greens, and the popular Gumnut Playground.

**Walking Trails & Dog Parks:** Trails and dog parks are sprinkled throughout Googong, making it easy to stay active with your furry friends.

And the location? It's ideally situated just 9 km to Queanbeyan, 26 km to Canberra CBD, and 22 km to Parliament House.

### Growing Community

Googong is set to expand to a vibrant town of 18,000 people over the next decade. It's growing fast, with plans for even more amenities, making it the perfect place to invest in your family's future.

All figures are approximate.

Don't miss your chance to be part of this exciting community. Call Anish on 0450 865 524 or Mahesh on 0410 251 481 today to learn more about making 43 Briand Crescent your new address!

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