

**10 Albion Street, Googong, NSW 2620**



**Townhouse For Sale**

Thursday, 9 January 2025

10 Albion Street, Googong, NSW 2620

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Aaron Papahatzis  
0419683599



Chris Hetherington  
0422636353

**\$689,000 - \$729,000**

This boutique development offers a rare chance to own a high-quality terrace home in Googong, where expansive open spaces, outstanding amenities, and a thriving community come together to create an exceptional lifestyle. Thoughtfully designed with a focus on both style and practicality, this near-new townhouse (completed January 2023) boasts spacious, light-filled interiors with premium finishes. The open-plan living and dining areas flow seamlessly into a sunlit front courtyard, perfect for entertaining or relaxing. The kitchen serves as the centerpiece of the home, featuring stone benchtops, an induction cooktop, tiled splashbacks, and top-quality appliances. The laundry is cleverly tucked away under the stairs for added convenience. Upstairs, the accommodation offers three generous bedrooms, each with built-in robes. The master bedroom includes a private ensuite, while the main bathroom provides additional comfort and convenience. Year-round climate control is ensured with double-glazed windows and reverse cycle air-conditioning. Designed with functionality and modern living in mind, the home also features natural oak floating floors, Crimsafe screen doors, an instant hot water system, and solar panels for energy efficiency. The double lock-up garage with a remote provides secure parking and ample storage space. Nestled on Albion Street, this property is ideally located to enjoy everything Googong has to offer. Step outside to discover the nearby community lake, walking trails, BBQ facilities, and areas for fishing, boating, and mountain biking. The vibrant Village Centre offers shops, an Anglican school, and Club Googong with a pool and gym. Future developments, including a Manuka-style entertainment precinct with restaurants and boutiques, will further enhance this sought-after location. Whether you're seeking a strong sense of community, outdoor adventures, or a relaxed lifestyle, this home delivers it all.

**Property Highlights:**

- \* Situated in the secure, gated 'Embrace' complex\*
- \* Open-plan living with natural light-filled interiors\*
- \* Modern kitchen with induction cooking and stone benchtops\*
- \* Solar panels for reduced energy costs\*
- \* Reverse cycle heating and cooling for year-round comfort\*
- \* Japanese garden with a tranquil water feature\*
- \* Quality window furnishings and sliding doors to courtyard\*
- \* Double lock-up garage with remote access\*
- \* Great storage, including double linen cupboards\*
- \* Proximity to Googong Public School and community amenities

Strata levy: \$590 p/q (includes building insurance) Land rates: \$2,788.84 p/a approx. Experience modern living with everything you need at your doorstep. Contact us today to arrange an inspection. Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Queanbeyan. ABN 57628148121 trading as Belle Property Queanbeyan.