

**122/125 Wellsvale Drive, Googong, NSW, 2620**

Ian McNamee & Partners

**Unit For Sale**

Wednesday, 27 November 2024

122/125 Wellsvale Drive, Googong, NSW, 2620

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Experience Modern Living in Googong!

Rates: \$2721.61 per annum

Strata Fees: \$629.79 per quarter

Living Size: 65m<sup>2</sup>

Balcony Size: 6m<sup>2</sup>

Discover the perfect blend of style, convenience, and community in this contemporary 1-bedroom apartment with an additional multipurpose room/study. Nestled in the heart of Googong, this property offers 65m<sup>2</sup> of comfortable living space complemented by a 6m<sup>2</sup> balcony-ideal for relaxing and enjoying the outdoors.

Inside, the apartment showcases thoughtful design and high-quality features, including a spacious bedroom with a built-in robe and a versatile multipurpose room that can be used as a study. The bathroom is elegantly designed with floor-to-ceiling tiles, while the kitchen is equipped with premium stone benchtops, an AEG electric cooktop, an 8-function electric oven, a Westinghouse range hood, and an AEG stainless steel dishwasher. A reverse cycle split system ensures year-round comfort, and double-glazed windows and doors enhance energy efficiency while providing peace and quiet.

Situated in the rapidly developing Googong Central, this vibrant community promises an array of future amenities designed to enhance your lifestyle. Residents can look forward to shopping precincts with supermarkets, a library, and a community centre. Plans are also in place for a public secondary school, an indoor sports centre, playing fields, a community garden, and tennis courts, making it an ideal location for both convenience and recreation.

### Features Include:

- Spacious bedroom with a built-in robe
- Versatile multipurpose room/study
- Stylish bathroom with floor-to-ceiling tiles
- Reverse cycle split system for year-round comfort
- Modern kitchen
- Stone benchtops
- AEG electric cooktop
- AEG 8-function electric oven
- Westinghouse range hood
- AEG stainless steel dishwasher
- Double-glazed windows and doors for energy efficiency and peace of mind
- Allocated car space
- Storage cage
- Lift access for seamless convenience
- Beautifully landscaped common gardens

To view contact Lucy MacGregor on 0433 310 366 [l.macgregor@mcnamee.com.au](mailto:l.macgregor@mcnamee.com.au)

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