

# Lot 1418 Googong Googong

# \$599,900



## AVOCA

 4  2  2  22.57

Nestled in a picturesque site surrounded by the Molonglo Ranges and the Googong Dam Foreshores, Googong is just 26 minutes from the centre of Canberra. This master planned community offers urban amenities in a relaxed atmosphere with a great village feel. The development of modern community and leisure facilities such as Club Googong means local residents don't need to travel far to make advantage of urban conveniences such as pool, tennis courts, gym, café and general store

- Fixed Price Site Costs
- 20mm Caesarstone Benchtop to Kitchen
- Westinghouse Stainless Steel Appliances
- Timber Laminate Flooring to Entry Hallway, Kitchen, Family and Dining, Carpet to remainder
- Automatic Garage door with Remote control
- 2600mm High Ceilings to Ground floor
- Choice of Colorbond Roof or Flat Profile Roof Tiles
- Gas Connection (includes gas hot water system, gas appliances and bayonet where available)
- Council, Occupational Health and Safety and Statutory requirements
- Your choice of modern external colour schemes

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## ONE REAL PRICE

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Disclaimer: Fixed for all lots with up to 1m of fall across the site. Real Price Packages are subject to availability, developers design review panel, bushfire requirements & statutory approval. One Real Price to be determined upon tender requests for individual lots and may vary due to site conditions and statutory authority requirements. Whilst every effort is made to provide accurate information images are for illustrative purposes and intended to provide a visual guide only. Refer to individual contracts for final details. Details are correct at time of printing and subject to change without notice or obligation. Builders Lic No. NSW 33493C. ACT 19936252B. ABN 67 053 733 841.