

1/17 Tea Gardens, Gungahlin, ACT 2912



Townhouse For Sale

Tuesday, 21 November 2023

1/17 Tea Gardens, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 173 m2

Type: Townhouse



Jeff Shortland
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\$810,000+

As soon as you drive into Tea Gardens, you'll be captivated by the quiet, leafy ambience. So close to the heart of Gungahlin but far from the madding crowd... 1/17 Tea Gardens is an exceptional three-bedroom home that offers plenty of living space and the convenience of the Gungahlin shopping centre less than 1km away. Situated in a boutique complex of five dwellings, this outstanding home offers three large bedrooms, open plan living/dining, ensuite, spacious kitchen and full-size laundry. The kitchen includes stone benches, gas cooktop & electric oven, dishwasher and plenty of cupboard space. Bedroom one includes an ensuite and built-in robe while bedrooms two and three are located at the opposite end of the home; both have built-in robes. There is also a large covered outdoor entertaining area that would be perfect as a fernery and outdoor entertaining/living area. Take the time to inspect this exceptional home. You won't be disappointed. Sincerely yours, Jeff At a glance...Superb single level three-bedroom townhouse Adjacent to parkland 900m to the heart of Gungahlin Open plan living and dining with floating timber flooring Ensuite Full laundry Brick veneer Spacious kitchen Stone benchtops Gas cooktop & electric oven Dishwasher Ducted gas heating throughout Split system RCAC (living room) Continuous gas hot water Large double lock-up garage with remote and internal Off-street parking NBN (fttp) 133 sq/m of living 40 sq/m garage Pergola 30 sq/m Construction 2003 Aspect: WSW EER 6.0 Approximates: Rates \$2000 pa Land Tax \$3000 pa UV \$271,350