

1 Stride Lane, Gungahlin, ACT 2912

STONE

Sold House

Tuesday, 21 November 2023

1 Stride Lane, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 415 m²

Type: House



Sam Dyne

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\$1,042,000

Welcome to your dream home in the heart of Gungahlin, where comfort, convenience, and natural beauty converge. As you step inside, you'll be greeted by spacious and light-filled living areas, including an open floor plan connecting the living, dining, and kitchen areas. The modern kitchen is a chef's delight, equipped with high-quality appliances. Recent updates, including new wool carpet and double-glazed European windows, add a touch of luxury and energy efficiency to this already impressive home. This stunning 4-bedroom residence is just metres away from the shores of Yerrabi Pond, offering a picturesque backdrop for your day-to-day. With a prime location that's only a 3-minute drive (or a 750 metre walk) to Gungahlin Town Centre, this home is walking distance Forde and Amaroo and the Light Rail to Canberra City. This convenient suburban location enjoys a diverse range of shops, eateries and amenities like beauty parlors and cafes, tied with the pond gives you the best of both worlds - the tranquility of nature and the vibrancy of Gungahlin living.

Features Overview:- Two-storey, separate title family home with no body corporate.- Tastefully updated throughout with new wool carpet, double-glazed European windows and paint throughout.- Located in the tightly held pocket of Gungahlin known as Yerrabi.- NBN connected with FTTP- Age: 19 years (built in 2004)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 191.63 sqm- Balcony: 7.77 sqm- Porch: 2.03 sqm- Garage: 47.15 sqm- Total residence: 248.58 sqm- Block: 415 sqm Prices- Rates: \$586 per quarter- Land Tax (Investors only): \$874 per quarter- Conservative rental estimate (unfurnished): \$680-\$700 per week Inside:- Functional floorplan offering both formal and informal living spaces.- New double-glazed European windows throughout.- 3 bedrooms upstairs with guest room downstairs.- Master with walk-in robe, ensuite and private balcony.- Family room to the rear of the home with kitchen overlooking large backyard and meals area.- Full laundry with internal access to oversized double garage. Outside:- Large, functional backyard, surrounded by gardens with pergola.- Stunning aspect overlooking parkland.- Private balcony off the master bedroom.- 6.6 kW solar system

Being the heart of the District, Gungahlin is highly sought after, featuring local kids' playgrounds, multiple schools, shopping centres, daycare and an array of amenities featuring, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi. Commuting to the city is a breeze with easy access to the light rail network. We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au

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