

# 10 Zeidler Street, Gungahlin, ACT 2912

## House For Sale

Saturday, 18 November 2023

10 Zeidler Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 376 m2

Type: House



Brett Hayman  
0411414624



Martin Faux  
0421593602

## By negotiation

Superbly positioned in a the quiet and exclusive Yerrabi Ponds district in Gungahlin, this large separate title townhouse is sure to impress. Boasting a generously proportioned floorplan that offers flexible living and entertaining options. Set over two levels the family friendly design comprises of a large living and dining room at the front of the home plus an additional kitchen, family and meals area that flow out to the sun drenched private rear courtyard that features a covered bbq area and a retractable sturdy fan style awning, perfect for private entertaining. Designed from families, the kitchen provides plenty of bench space, great storage plus a large fridge cavity, perfect for a side by side fridge. Accommodation is provided by 4 generous bedrooms, all with built in robes and the main bedroom with walk through robe and ensuite. Additional features include ducted reverse cycle air conditioning, under floor heating, a 5kW solar panel system and double lock up garage with drive through access to the courtyard. The vibrant Gungahlin Town Centre and Yerrabi Ponds are at your doorstep with an abundance of restaurants, cafes, bars and retail stores. The light rail is a brisk walk away connecting you to Canberra's CBD in no time at all. and the light rail. All this within minutes walk from your doorstep! Don't miss this fantastic opportunity! Additional Features: Exclusive Yerrabi Ponds location Large family home, separate title Low maintenance gardens 4 generously sized bedrooms Family sized kitchen with large fridge cavity Huge formal combined living and dining Open plan kitchen, family and meals Main bedroom with ensuite and walk through robe Private courtyard with covered bbq area Retractable awning for entertaining Outside area set-up for Cats or small dog Under floor heating downstairs Ducted reverse cycle air conditioning 5 kW solar system Alarm System Under stairs storage Ample storage space throughout home Oversize 2 Car garage with storage shelving Close to cafés, parks and shopping Minutes from the Light Rail Minutes walk to Gungahlin Marketplace shops and amenities Stones throw to Yerrabi Ponds park and restaurant precinct Less than 2 KM from Burghmann school campuses Rates: \$2,708 pa Land tax: \$4,343 pa UV: \$472,000 EER: 5.0 Living: 198sqm Block: 376sqm