

12 Mawby Street, Gungahlin, ACT 2912

MARQ

House For Sale

Sunday, 10 March 2024

12 Mawby Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 369 m2

Type: House



Justin Taylor
0414701465

\$948,000 - \$988,000

Boasting impressive amounts of accommodation flowing over 243sqm, and supremely positioned in the heart of Gungahlin, this freshly updated 4 bedroom family sanctuary reveals flowing living spaces, light filled interiors and many sophisticated modern touches. A great home for the larger family this dual level residence is complemented by the superb outdoor facilities all on a private leafy setting. The light filled property boasts a superb position opposite parkland and only moments from all the modern amenities of the Gungahlin Town Centre and local transport options.- Modern dual level design, quality inclusions throughout- Large floor plan, 196.48 sqm of internal living - 243.02sqm incl. garage- Three separate living spaces all in superb condition- Large formal lounge area- Superbly updated with new carpet throughout- Chic stone kitchen, quality appliances, dishwasher, pantry- Four large bedrooms, upstairs balcony with views- Spacious master-suite, large walk thru robe, stylish ensuite- High ceilings maximising light and space- Ducted heating and cooling- E.E.R 4.5 - Ducted vacuum and security alarm systems- Large double automatic garage (46.54sqm), - Covered outdoor entertaining area- Private easy care 369sqm block with rain water tank- Separate title (No Body Corporate fees)- Fantastic as live in or long term investment- Convenient position, very close proximity to Gungahlin Town Centre- Walking distance to parks, cafes, shops, pond, town centre and light rail

Brief Summary:- - Year of construction: 2008- Internal living area: 196.48sqm- Garage area: 46.54sqm- Balcony: 9.58sqm - Total area under roof: 253.60sqm- EER: 4.5- Block Size: 369sqm- Rental Potential: \$720 - \$770 per week Don't miss this fantastic opportunity to own a beautiful, easy-care home in one of Gungahlin's most convenient positions. Whether you're a growing family, savvy investor or seeking a peaceful retreat, this property represents smart buying and will appeal to a wide range of buyers.

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