

# 16 Alice Cummins Street, Gungahlin, ACT 2912

## House For Sale

Wednesday, 29 November 2023

STONE

16 Alice Cummins Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 514 m<sup>2</sup>

Type: House



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## **Auction 16/12/2023 at 3:00pm.**

This stunning Gungahlin home is just a moment's drive from Gungahlin Marketplace and a short walk to Yerrabi Ponds precinct and public transport, including light rail. Offering a desirable single-story layout with 4 bedrooms and 2 bathrooms, it is ideal for easy entertaining. A functional floor plan, including a spacious formal living and dining area, a kitchen-eating-family room that leads to the back garden and undercover deck, makes this home truly perfect for those who value spacious living and relaxation with family or friends. Features Overview:- North-facing, light-filled living areas- Freshly painted throughout - Newly landscaped block - Single-level floorplan with sunken formal lounge and dining, free-standing separate title home- Located directly across from land and in the quieter part of Gungahlin on an elevated block, only a few minutes' stroll to shops, playgrounds, ponds, bus stops, light rail and schools- NBN connected with FTTP- Age: 20 years (built-in 2004)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx) - Internal Living: 167.74 sqm- Back undercover deck: 16 sqm- Porch: 2.19 sqm- Garage: 38.81 sqm- Total residence: 224.74 sqm- Block: 514 sqm Prices- Rates: \$795 per quarter- Land Tax (Investors only): \$1,355.75 per quarter- Conservative rental estimate (unfurnished): \$770 - \$790 per week Inside:- Freshly painted throughout - Master suite with built-in robe and ensuite- Spacious bedroom all with built-in robes and glass doors through to the back deck in bedroom 2- Main bathroom with bath, shower and separate toilet - Sunken front formal living and dining area with ample natural light- Spacious kitchen with ample bench and cupboard space- AEG and Miele appliances - Island bench- Open plan living and dining room with glass sliding doors through to the back yard- Laundry room with external access- Ducted gas heating- Ducted evaporative cooling- Instantaneous gas hot water- Double car garage with internal access and remote controlled roller door Outside:- New landscaped block - Freshly stained and oiled back undercover deck, perfect for entertaining- Large grassed backyard with ample space for the kids and pets to play all day- Side gate access Construction Information: - Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0 Being the heart of the District, Gungahlin is highly sought, featuring local kids' playgrounds, multiple schools, shopping centres, day care and an array of amenities including cafes, restaurants, supermarkets including Woolworths, Coles and Aldi. Commuting to the city is a breeze with easy access to the light rail network. Inspections: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 on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.