

**18 Dame Zara Street, Gungahlin, ACT 2912**

**House For Sale**

Friday, 1 March 2024

**Canberry.**

*Live Where You Love*

**18 Dame Zara Street, Gungahlin, ACT 2912**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 420 m2**

**Type: House**



Shan Gao

0457038888



Curtis Dong

0449889665

## Auction

Auction Location: On Site What you will love... Situated in the heart of this bustling community, this residence has been crafted with the modern family in mind. Step inside and feel the warmth of a home designed to cater to your every need. The heart of family life unfolds in the generous lounge room, a spacious haven where laughter echoes and shared moments are created. Picture cozy evenings with loved ones, watching movies or playing board games in a room that brings the family together. This large lounge room is not just a space; it's the backdrop to countless memories waiting to be made. The centre of the home is the fabulous kitchen with its stone benchtops, modern appliances, ample storage space, and pantry. From here, you can overlook the living area and out to the outdoor entertaining space. The oversized main bedroom is segregated from the rest bedrooms, provides the perfect spot for you to prepare for another busy day ahead, or find sanctuary at the end of the night in a space that's totally yours. The ensuite is modern and walk-in-robe is win for even the most fashion-forward buyer. Three large bedrooms sits at the back of the home, all have great built-in-robe storage and share the main bathroom, with its separate toilet, shower and bathtub - All finished exquisitely. Storage is never a concern, with ample room to tuck away belongings and keep the living spaces clutter-free. The design seamlessly integrates functionality with style, ensuring that your family has the space it needs without compromising on aesthetics. Step outside to discover the beauty of multiple courtyards, providing a variety of settings for outdoor enjoyment. Whether it's a quiet corner for reading, a play area for the kids, or a spot for alfresco dining, these courtyards extend your living space into the fresh air, creating a harmonious blend of indoor and outdoor living. For added convenience, a rear street garage access ensures easy entry and exit, making daily life a breeze. From unloading groceries to embarking on family adventures, the practicality of this feature adds an extra layer of functionality to your everyday routine. Welcome to a family home where large lounge rooms, plenty of storage, multiple courtyards, and rear street garage access converge to create a haven tailored to the needs of your dynamic family. At a glance... - Thoughtful design that harmoniously blends comfort and functionality - Generous lounge room for family gatherings - The kitchen sits at centre of the home with smart storage solutions, and plenty of bench space, loads of cupboards, swanky stainless appliances, and a pantry - The segregated master bedroom provides the perfect sanctuary and is serviced by its own ensuite and walk-in-robe - Three of the spacious bedrooms have great built-in-robe storage and share the main bathroom with its separate toilet, shower and bathtub - Ample storage for a clutter-free living environment - Multiple courtyards for diverse outdoor experiences - Split system air conditioners - Rear street garage access for convenience Love The Location... - Within 3 minutes' walk to Ansett Street Playground - Within 11 minutes' walk to Light rail station - Within 19 minutes' walk to the Gungahlin Town Centre - Within 7 minutes' walk to Burgmann Anglican School Valley Campus - Within 16 minutes' drive to the Canberra CBD Property information... Land Size : 420 m2 (approx.) Living : 183.83 m2 (approx.) Garage : 41.76 m2 (approx.) Porch : 1.86 m2 (approx.) Year Built: 2006 EER: 4.0 Rates: \$722 p.q. (approx.) Land Tax: \$1,190 p.q. (approx.) Investors only Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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. Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim 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.