

# 2/11 Tea Gardens, Gungahlin, ACT 2912



## Sold House

Friday, 11 August 2023

2/11 Tea Gardens, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 3537 m2**

**Type: House**



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**\$705,000**

This spacious 3-bedroom single level townhouse is situated in the established and ever popular suburb of Gungahlin, lending itself to your growing family to live in style & comfort, and likewise perfect to downsize. The seamless floor plan has been thoughtfully designed to showcase privacy and convenience throughout. Featuring a separate living area with plenty of natural light beaming in adding an extra sense of warmth to the home, along with a separate dining and family room with sliding door access to the low maintenance rear yard, all adjacent to the functional kitchen. All 3 bedrooms boast built in robes, with an ensuite to the segregated master bedroom and the remaining 2 bedrooms are at their own end of the home, adding an extra sense of comfort. Enjoy the additional features that the home offers, from the central bathroom complete with bathtub and separate powder room, spacious laundry with outdoor access, additional linen cupboards throughout, ducted gas heating throughout and double garage with remote and internal access, this home is sure to cater to all your needs and more. Ideally situated in one of Gungahlin's most sought-after areas 'Yerrabi Estate', the home is within easy walking distance to Yerrabi Pond, Gungahlin Market Place with an array of cafes, restaurants, retail shops plus all the essentials such as Aldi, Coles, Woolworths, Big W, Kmart, and plenty more. Also located within close proximity to popular Burgmann Anglican School, Gungahlin College, Bunnings Warehouse, Club Lime gym and an abundance of parks and walking trails. Quality features of the property include: 3 bedroom townhouse Single level design Boutique complex of 7 Segregated master bedroom with ensuite Built-in robes to all bedrooms Ducted gas heating Spacious kitchen with dishwasher, gas cooktop, stone benchtops & breakfast bar Sunlit separate living room Family and dining room adjacent to kitchen Central main bathroom complete with bathtub and separate toilet Separate laundry with outdoor access Extra storage throughout Plenty of natural light throughout Landscaped and low maintenance courtyard Double garage with internal access and remote Great Gungahlin location Walking distance to Yerrabi Pond EER: 4.0 Built: 2002 General Rates: \$2,731pa approximately Land Tax: \$3,782pa approximately Strata Levies: \$3,080pa approximately Residence: 131sqm approximately Garage: 40sqm approximately\*\*\* You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding.\*\*\*