

20 Alice Cummins Street, Gungahlin, ACT 2912



House For Sale

Thursday, 9 November 2023

20 Alice Cummins Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 548 m2

Type: House



Bri Williams

0408787896

Auction 13th December 2023

Auction Location: LJ Hooker Canberra City | 182 City Walk, Canberra City Wednesday 13th Dec at 5:30pm at LJ Hooker Canberra City Office Nestled in the heart of Gungahlin at the costal Nesdale House, an extraordinary family dwelling is ready for you at 20 Alice Cummins Street. This expansive property features 4 bedrooms, 2 bathrooms, and a 2-car garage, embodying the perfect fusion of comfort and elegance. Upon entering, you'll be captivated by not one but two generous living areas, ideal for relaxation, entertainment, and quality family time. From movie nights to intimate gatherings, there's ample space for every cherished moment. Yet, the feeling of warmth and comfort extends beyond the interior. Hosting unforgettable BBQs and enjoying outdoor dining on your spacious entertainment area. The core of this remarkable home lies in its open-plan design, seamlessly uniting the kitchen, dining, and living spaces. This layout fosters a sense of togetherness while affording the freedom for everyone to pursue their interests without compromise. More than just a residence, 20 Alice Cummins Street stands as the quintessential family retreat. With its considerate layout, roomy design, and inviting ambiance, it serves as the backdrop for your family's most treasured memories and milestones. Convenience is also at your doorstep, with schools, shopping centres, parks, and more all within easy reach. In this ideally located sanctuary, your family's needs are not only met but surpassed. Don't let the opportunity to make 20 Alice Cummins Street your forever home slip away. Features:- Single level home- 4 true bedrooms- Ensuite off main bathroom- Two large living areas- Large alfresco- Gas cooking- Large open plan kitchen, living and dining facing North- Main bathroom with separate toilet- Ducted reverse cycle air con- 2 car garage- Across from reserve- One neighbour- Quiet Location but close enough to Gungahlin central, schools, parks, public transport and within walking distance to Tram. Garage: 38 sqm Block: 548 sqm Rates: \$3,183 p.a. approx. Land Tax: \$5,423 p.a. approx. EER: 4.0