

20 Ayrton Street, Gungahlin, ACT 2912

STONE

House For Sale

Thursday, 11 April 2024

20 Ayrton Street, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 297 m2

Type: House



Jess Doolan
0262538220



Jess Smith
0410125475

Auction 04/05/2024 at 1:30pm

Property to be auctioned onsite 04/05/2024 at 1:30pm with offers welcome prior. This fully renovated 3-bedroom home located in the heart of Gungahlin which has been meticulously crafted with a keen eye for detail. The premium design features include stunning raked ceilings, sun-drenched open-plan living spaces, state of the art inclusions that blend perfectly with its ultra convenient position in the suburb, making it one of the most versatile yet exclusive homes to hit the market.

Features Overview:- Gungahlin North Light Rail Station 500m- Gungahlin Town Centre 750m for shops, restaurants, transport options, schools, outdoor activities and other amenities- North facing- Single level floorplan- Very low maintenance grounds- NBN connected with Fibre to the Premises (FTTP)- Age: Built in 2003, Renovated in 2024- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx.)- Internal Living: 138 sqm- Garage: 41 sqm- Courtyard: 37.59 sqm- Total residence: 216.59 sqm- Block: 297 sqm

Prices:- Rates: \$650 per quarter approx.- Land Tax (Investors only): \$1,018 per quarter approx.- Conservative rental estimate (unfurnished): \$680-\$700 per week

Inside:- Grand open plan living area drenched with natural light - Beautiful raked ceilings to living, kitchen, dining area- Fully renovated kitchen with quality appliances and storage- Grand master bedroom with walk in robe- Renovated bathroom and ensuite with floor to ceiling tiles, new vanities- Hybrid flooring and new carpet throughout- Ducted gas heating- Ceiling fans- Gas hot water

Outside:- Courtyard behind residence- Covered walkway to double garage- Low maintenance front yard

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-3.0 with anticon roof blanket

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. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au.

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