

20 Elliman Street, Gungahlin, ACT 2912



House For Sale

Friday, 1 March 2024

20 Elliman Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Luna Moon



Liah Kang

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AUCTION

Welcome to your new family sanctuary! This beautiful four-bedroom home, nestled in the heart of Gungahlin, offers an exceptional blend of comfort, convenience, and contemporary living. From spacious interiors to modern amenities, this residence is designed to elevate your family's lifestyle.

Conveniently Located: Easily reach transportation with a brief 5-minute walk to the light rail station, and a pleasant 15-minute stroll to Gungahlin Town Centre and Yarrabi pond.

Peaceful Surroundings: Serene neighborhood, the only passing vehicles belong to nearby neighbors, ensuring a tranquil and quiet atmosphere.

Family-Oriented Features: A playground directly across from the house provides a secure and convenient area for children to engage in play.

Optimal Privacy Layout: Experience a well-defined interior layout that places the master bedroom and other sleeping areas at a considerable distance, minimizing disruptions and guaranteeing privacy.

Versatile Living Spaces: Boasting three spacious living rooms, including one adjacent to the garage, this residence offers great flexibility. The garage-adjacent living space can effortlessly be transformed into a fifth bedroom or an entertainment room to meet your family's preferences.

Recent Heating System: Installed just two years ago, the heating system has been used for only two winters and is still under warranty, delivering efficient warmth and comfort during colder seasons.

North-Facing Backyard: The backyard, facing north, is easy to maintain and provides excellent privacy. It serves as an ideal outdoor area for relaxation and entertainment.

Features:-Three separate living areas-Huge master bedroom with WIR-Double lock-up garage with remote access-Ducted gas heating and evaporative cooling for year-round comfort-Large internal laundry with ample storage-Data hub with LAN connection points throughout-DSC back-to-base security system for peace of mind-NBN installed and Foxtel ports in most rooms for modern connectivity-Low-maintenance yard with established trees and gardens, perfect for outdoor enjoyment

Property Details:Block Size: 449 m²Living Area: 177m²Total size: 217m²Rates: \$757 per quarterLand Tax: \$1,267 per quarter (If rented)Rental Estimate: \$800-\$850 per week