

**21 Petersilka Street, Gungahlin, ACT 2912**



**House For Sale**

Wednesday, 12 June 2024

**21 Petersilka Street, Gungahlin, ACT 2912**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 471 m2**

**Type: House**



Tim Russell  
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## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Welcome to 21 Petersilka Street, Gungahlin, a modern family home built in 2004 that boasts a generous amount of internal living space. With a formal dining room, lounge room, and family room, everyone in the family will find their own space to relax. The smart internal layout allows for an abundance of natural light to flow throughout the home, creating a warm and inviting atmosphere. The property features a huge master bedroom with an ensuite and a good-sized walk-in wardrobe, thoughtfully separated from the other three bedrooms located at the rear of the home. This design provides parents with a peaceful retreat while ensuring that the children have their own space. The master bedroom is exceptionally large, offering additional room for extra storage or a study desk. Situated right in the heart of Gungahlin, this single-level home is a rare find. It also includes a good-sized, easily maintained backyard, perfect for family activities and gatherings. With only one owner since its construction, this home has been lovingly maintained, but the family has now outgrown it, making it ready for a new owner to start their own family journey here. Proximity to everything Canberra has to offer is another highlight of this property. You're close to Yerrabi Pond and numerous hiking and walking trails, providing ample opportunities for outdoor adventures. If nature isn't your thing, you're only a 5-minute drive to Gungahlin Marketplace and close to arterial roads that take you into the city. Plus, it's just a 10-minute walk to the tram, ensuring convenient access to public transportation. Don't miss this opportunity to secure a modern, spacious family home in a prime Gungahlin location. 21 Petersilka Street is ready for its next chapter – could it be yours?

**Features**

- Built in 2004
- Generous internal living space with two large separate areas
- Smart internal layout with plenty of natural light
- Huge master bedroom with modern ensuite
- Three additional bedrooms located at the rear of the home
- Single-level design
- Large kitchen with gas range
- Reverse cycle air-conditioning
- Easily maintained backyard
- Located in the heart of Gungahlin

**Proximity to:**

- 4 Min to Yerrabi Pond
- 5 Min to Gungahlin Marketplace
- 15 Min walk to tram stop
- Nearby Schools:
- Burgman Anglican School
- Gungahlin College
- Franklin School
- Arterial roads to access the city and beyond

**Ideal for families looking for a spacious and modern home**

- Only one owner since built, ready for a new family to create their own memories

**The Numbers**

- Land size: 470sqm
- Internal living: 170.07sqm
- Garage 39.02sqm
- Porch 3.46sqm
- Pergola 20.38sqm
- Rates: \$3,090 pa approx
- Land Tax: \$4,647 pa approx
- UV: \$535,000
- EER 5.5

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.