

# 22 Phyllis Ashton Circuit, Gungahlin, ACT 2912



## House For Sale

Friday, 24 May 2024

22 Phyllis Ashton Circuit, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Anthony Weston  
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Katrice Velnaar  
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## Auction 15/06/24

What you see: A sophisticated and active lifestyle  
What we see: A beautiful terrace with water views from every window  
See more: Spacious four bedroom townhouse  
End of terrace location overlooking Yerrabi Ponds unparalleled in the vicinity  
Water views from every window  
Stunning north facing aspect  
Master suite with walk in robe, stylish ensuite with double vanities and private balcony  
Spacious remaining bedrooms with BIRSS  
Second bedroom with balcony  
Beautiful family bathroom with large freestanding bath  
Gourmet chefs kitchen with stone benches, Built in AEG microwave and oven, island bench, induction stove  
Generous open plan living areas with natural light and high ceilings  
Timber flooring throughout ground floor  
In slab heating throughout ground floor  
Carpet throughout second floor  
Powder room on ground floor  
Intercom system  
Security system  
Ducted zoned heating & cooling for each bedroom  
smart phone controlled  
Generous sized private front and rear paved courtyards  
Courtyard louvers enabling privacy or amazing water views  
Wide stairs and hallways  
Large under stairwell storage  
Custom honeycomb blinds for all west-facing windows (for insulation); downstairs blinds offer both blackout (night) or light filter privacy option (day). Electric blind in bedroom 4  
Double glazed windows throughout  
NBN Uninterrupted park lands and water views  
2 car enclosed oversized garage with internal access  
No body corporate fees  
The Yerrabi District Park, features innovative play spaces, an adventure playground, tandem flying fox, skateboard area, barbecues, basketball court, walking trails, picnic areas and public toilets.  
Yerrabi outdoor gym (starting point for the Gungahlin ParkRun), is also a stone's throw away. Lakefront cafes and restaurants, the bustling Gungahlin Town Centre is just minutes away and you're also close to schools, public transport links and a host of amenities  
EER: 5.5  
Built: 2018  
Block size: 270 m<sup>2</sup>  
Block value (UV): \$529,000  
Living size: 212m<sup>2</sup>  
Garage size: 44m<sup>2</sup>  
Rates: \$732 per quarter  
Land Tax (if rented): \$1,214 per quarter  
Rent estimate: \$875 - \$925 per week  
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