

23 Inglewood Street, Gungahlin, ACT 2912

STONE

Sold House

Thursday, 9 November 2023

23 Inglewood Street, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 446 m2

Type: House



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\$880,000

Nestled in what is undoubtedly the most prestigious pockets of Gungahlin, this stunning three bedroom home offers every luxury one would hope for. Designed with spacious, modern family living in mind, this home has three generous bedrooms, formal and informal living spaces, a formal dining area and a double garage with internal access. Add to this a backyard that is an entertainer's dream, with a custom built deck perfect for summer evenings and BBQs. All garden areas are low maintenance and established, adding to the privacy this home enjoys. The convenience this home offers to a host of local attractions is second to none, just a short stroll to Yerrabi Pond and a minute's drive or walking distance into the Gungahlin Town Centre. It really is the best suburban living that the district of Gungahlin has to offer.

Features
Overview:- North facing living areas- Single level floorplan- Located on the edge of Gungahlin Town Centre, a short drive and walking distance to shops, restaurants, cafes, transport options, schools, entertainment and amenities.- NBN connected with Fibre to the Premises (FTTP)- Age: 21 years (built in 2002)- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx.)- Internal Living: 130.10sqm- Deck: 50sqm- Garage: 36.65sqm- Total residence: 216.75sqm Prices:- Rates: \$687 per quarter- Land Tax (Investors only): \$1,109.75 per quarter- Rental estimate \$630-\$650 per week

Inside:- Charming residence with fresh paint throughout- Versatile floorplan with choice of two separate living areas- Family room bathed in natural light and seamlessly flows to outdoor entertaining area- Formal dining room- Large kitchen with ample storage and quality appliances- Master bedroom suite with walk-in robe and ensuite - All bedrooms with built-in robes- Third bedroom with additional split system- Ducted gas heating, split systems- Fully appointed bathrooms, main bathroom with separate bath and shower

Outside:- Solar system 6.5kw- Large alfresco deck area an entertainers dream- Manicured gardens that are low maintenance- Grass space which is perfect for pets and kids- Rear yard extremely private, perfect for families- Side access ideal for boats and caravans etc- Double garage with internal access

Construction Information:-
Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Fences: Timber and colorbond fencing- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-3.5

Being the heart of the District, Gungahlin is highly sought after, 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 a review outside of these times, please email us at: jessdoolan@stonerealestate.com.au.

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