

**25 Rosanna Street, Gungahlin, ACT 2912**

**House For Sale**

Thursday, 16 November 2023



25 Rosanna Street, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 558 m2**

**Type: House**



Josh Yewdall  
0430213909



Louise Harget  
0262959911

## AUCTION

Situated in the highly sought after Rosanna street in Gungahlin, this beautiful family home is set to welcome home it's new owners just in time for Christmas! Sitting on just shy of 600sqm of land, this single level North/East facing home provides the ultimate in lifestyle and liveability with 208sqm of internal living along with being close proximity to great schooling options, a short walk to Gungahlin town centre and the light rail tram station and a short drive to Belconnen and the City Centre. As you enter the home you'll appreciate the overall space and size set over rich timber and tiled flooring. The lounge/dining area provides a dedicated space away from the rest of the rooms for formal dining, entertaining guests or simply relaxing. Through to the kitchen and living areas you are provided with a great sized open plan style kitchen which features stone benchtops, gas cook top, electric oven, stainless steel canopy rangehood, dishwasher and vast amounts of storage and prep space. Flowing seamlessly into the living area from the kitchen, you have another great sized space for a lounge setting and smaller meals area. Down the gallery style corridor you have the four bedrooms, bathrooms and oversized laundry. The bedrooms are all equipped with BIRs (3 of 4 with full length mirrors) and have great natural light. The bathrooms both have beautiful tiling and space. The main bathroom is equipped with large shower, bathtub and handy combo shower head in the bath. The ensuite in the master bedroom features a double basin layout along with a large shower. The laundry is a unique feature of this home being more than generous size with extended bench space and large storage capabilities. The laundry also feeds out to the rear portion of the block into the backyard which features a pergola alfresco area, landscaped garden beds and large grassed space perfect for kids and pets to engage in. Out the front of the home the landscaping continues with manicured lawns and a beautiful matured olive tree which supports the convenient kid friendly parkland just across the street. Completing the home is the large front driveway and double car garage with internal access, electric roller door and good storage options.\* High demand location\* Built in 2004 and all on single level\* 558sqm block | 208sqm internal living | 45sqm garage\* North/East facing aspect\* EER = 4.0\* Perfect family home\* Large open plan living, lounge and kitchen spaces. All set across beautiful timber and tiled flooring\* Kitchen equipped with stone benchtops, gas cook top, electric oven, stainless steel canopy rangehood, dishwasher and vast amounts of storage and prep space\* Oversized laundry with huge prep and storage space\* Four great sized bedrooms boasting natural light and all with BIRs (3 of 4 with full length mirrors)\* Two bathrooms with large shower space, bathtub in main with comboshower head and double basin layout in the ensuite\* Ceiling fans fitted\* Ducted reverse cycle heating and A/C\* Double car garage with internal access and large driveway space\* Terrific location being only minutes to local shops, schooling options and light rail tram access\* Family friendly park right across the street with playground and bushland Rates: \$3,183pa (approx.) UCV: \$570,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.