

**26 Alice Cummins Street, Gungahlin, ACT 2912**



**Sold House**

Tuesday, 15 August 2023

26 Alice Cummins Street, Gungahlin, ACT 2912

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 506 m2**

**Type: House**



Eoin Ryan-Hicks

0424042419

**\$1,200,000**

Auction Location: In Room | LJ Hooker Canberra City Auction HQ Nestled in the heart of Gungahlin, a truly exceptional family abode awaits you at 26 Alice Cummins Street. Boasting 5 bedrooms, 2 bathrooms, and a 2-car garage, this spacious property is the epitome of comfort and style. Step inside and be captivated by not one, but two expansive living areas, offering the perfect spaces for relaxation, entertainment, and quality family time. From movie nights to cozy gatherings, there's room for every cherished moment. But the delights continue beyond the interior. Imagine hosting unforgettable BBQs and alfresco dining on your expansive outdoor entertainment area. Bask in the sunshine, create memories, and celebrate life to the fullest, all in the comfort of your own backyard. The heart of this magnificent home lies in its open plan living, seamlessly connecting the kitchen, dining, and living spaces. This design fosters a sense of togetherness while providing the flexibility for everyone to pursue their passions without compromise. More than just a house, 26 Alice Cummins Street is the perfect family sanctuary. With its thoughtful layout, spacious design, and warm ambiance, it's the backdrop to your family's most cherished memories and milestones. Convenience is also at your doorstep, with schools, shopping centres, parks, and more all within easy reach. Your family's needs are not just met but exceeded in this ideally situated haven. Don't miss out on the opportunity to make 26 Alice Cummins Street your forever home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of happiness in this extraordinary residence. Your dream family lifestyle awaits. Features:- 5 true bedrooms- Ensuite off main bathroom- Two large living areas- Large alfresco - Gas cooking- New flooring - New paint- 2 car garage- Across from reserve- New ducted reverse cycle heating and cooling Rates: \$3,060 p.a. approx. Land Tax: \$4,838 p.a. approx. EER: 4.5 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.