

# 3 Devlin Street, Gungahlin, ACT 2912

STONE

## House For Sale

Thursday, 15 February 2024

3 Devlin Street, Gungahlin, ACT 2912

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Area: 369 m<sup>2</sup>

Type: House



Kris Hellier

0413799700

## AUCTION 09/03/2024 at 9:00am

The property will be going to Auction on 09/03/2024 at 9:00am with offers welcome prior. A WORD FROM OUR SELLERS; "We've renovated our home with the utmost care so that it embodies a blend of comfort and convenience that perfectly suits our lifestyle. Located just a stone's throw from the serene Yerrabi Pond, Saturday morning jogs have become a weekend ritual. Le Bon's French patisserie, renowned for its exquisite coffee, has become a cherished spot for us to unwind and indulge. With the light rail and Gungahlin marketplace within walking distance, we enjoy seamless access to city amenities while maintaining the welcoming ambience of our neighbourhood. Our Sunday afternoon BBQs, complete with the kids playing in the spa, have become cherished family traditions. We did rent out the surveillance unit to help offset the renovation costs and mortgage, but in the end, having the added plus of Dad out back provided an invaluable sense of closeness and support. In our tight-knit community, we appreciate the warmth and camaraderie of our neighbours. Our home provides ample space for entertaining, whether it's cosy conversations in the living room or leisurely afternoons in the backyard or private front courtyard. Each corner of our home reflects the memories and bonds we've cultivated, making it a true haven of comfort and belonging. We truly hope that the new owners can enjoy this space just as much as we have."

Living: 167.77sqm  
Garage: 65.25sqm  
Surveillance unit: 61.2sqm  
Alfresco/carport: 22sqm (approx.)  
Total: 316.22sqm (approx.)  
Block: 369sqm

Main residence - ? Beautifully renovated home with two separate living areas - ? Ducted heating and cooling, split system installed - ? Sunny, enclosed front courtyard - ? Modern kitchen with Turkish limestone benchtops and splashbacks, waterfall island benchtop, quality AEG appliances, induction cooktop, pyrolytic oven, dishwasher and butlers pantry - ? Generously sized bedrooms with built in robes - ? Master bedroom complete with walk-in robe, ensuite and balcony access - ? Large bathroom with separate bath and toilet - ? Deck area with spa and a separate pergola, perfect for entertaining - ? Large alfresco that can be used as an extra carport - ? Low maintenance gardens - ? Exterior roller shutters to front of property  
Additional residence - ? Spacious bedroom with walk in robe - ? Split system installed - ? Partially covered, private balcony - ? Open plan, light filled living space - ? Kitchen with Stone bench tops, electric cooktop, oven and dishwasher - ? Freshly painted - ? New carpet - ? New blinds - ? Single remote access garage with internal access

Being the heart of the District, Gungahlin is highly sought, 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.

Rates: \$2,739.06 per annum (approx.)  
Land tax: \$4,421.80 per annum (approx.)

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