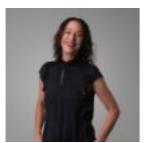# 3 Sarre Street, Gungahlin, ACT 2912

Townhouse For Sale

Tuesday, 28 November 2023

3 Sarre Street, Gungahlin, ACT 2912

Bedrooms: 3   **Bathrooms: 2**   **Parkings: 2**   **Type: Townhouse**

Justin Kavanagh
0421547798

Auction on site - 9.45am 9/12/2023

Nestled in the tranquil streets of Gungahlin, please find No 3, a single-level townhouse in an ideal, tranquil location, catering to those seeking an immaculately presented and ready to move in home.Designed for practicality and comfort, this single-level dwelling stands out from the crowd, with the added benefit of no body corporate obligations. The kitchen boasts raked ceilings with north-facing highlight windows, flooding the space with light and all-day warmth. The open-plan design seamlessly connects the kitchen, dining, and family room. A place to make your own.The kitchen features an island bench and room for a dining table, keeping the family and dining rooms separate for that added home luxury. With a secluded alfresco courtyard and low-maintenance area, leading out to the garage.The bedrooms are good sizes and have built in robes, the main bedroom has an ensuite. The bathroom and laundry are neatly tucked away, behind a corridor with ample storage. No 3 is both stylish and uncomplicated, designed to meet your every requirement.Conveniently positioned, with a short stroll from local bus stops, tram stops, Yerrabi Pond, and the ever-expanding Gungahlin Marketplace. This residence offers not only a chic living space but the ease and comfort of stress-free living right at your doorstep. Don't miss the opportunity to make this townhouse your own and gift yourself the most wonderful Christmas present ever.Essentials:•⬜294m2 block size•⬜138m2 internal•⬜41m2 garage•⬜EER: 4.0•⬜Rates: $654.63p.q.(approx..)•⬜Land tax: $2,088.86p.a.(approx.)•⬜Separate titleFeatures:•⬜Quiet street•⬜Single level•⬜Solar panels x 7•⬜No body corporate fees•⬜Double garage•⬜Low maintenance•⬜Good storage•⬜Private back courtyard•⬜New LED lights