

34 Dame Zara Street, Gungahlin, ACT 2912



House For Sale

Friday, 10 May 2024

34 Dame Zara Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 552 m2

Type: House



Jacob Stanton

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Auction 25/05/2024

Experience modern suburban living at its finest in this contemporary 4-bedroom ensuite residence nestled in the sought-after suburb of Gungahlin. With its harmonious blend of upscale modernity and familial coziness, this single-level home caters perfectly to the needs of young or larger families, busy professionals, or anyone yearning for an effortlessly comfortable lifestyle. Step inside to discover 218m² of living space adorned with fresh paint throughout, new carpets, and exquisite vinyl timber flooring, creating an ambiance of warmth and sophistication. The generously proportioned internal living area offers three abundant spaces for relaxation, including a formal lounge, family, and rumpus room, ensuring ample room to unwind and entertain. The heart of the home, the kitchen, is a culinary haven boasting ample bench and cupboard space, stainless-steel appliances, including a convenient 4-burner gas cooktop and oven. With an array of storage options and seamless transition to the covered outdoor entertainment area, meal preparation and hosting become a breeze. Retreat to the tranquil haven of the main bedroom, featuring a spacious walk-in robe and stylish ensuite, offering the ultimate sanctuary for relaxation and rejuvenation. Three additional well-appointed bedrooms towards the rear of the home, each with built-in robes, provide comfortable accommodation for the entire family. Year-round comfort is assured with fully ducted gas heating and evaporative cooling, complemented by an impressive 5-star energy efficiency rating. A large rear double garage with remote-controlled door and internal access ensures convenient car accommodation. Enjoy the ultra-convenience of the location, just a 7-minute walk to the closest light rail station and close proximity to Gungahlin Town Centre with its array of shops, schools, parks, and scenic walking trails. Don't miss the opportunity to make this move-in ready residence your own and experience the flawless fusion of contemporary luxury and family comfort at 34 Dame Zara, Gungahlin.

The Perks:

- Welcoming street appeal & single level design
- North facing aspect with an abundance of natural light year round
- 3 large living areas; formal lounge, family & rumpus
- Flexible floorplan offering multi-purpose use & segregated living
- Larger main bedroom with WIR & stylish ensuite with basin
- 3 other bedrooms with generous size include built in sliding robes
- Freshly painted, plus quality carpets & vinyl timber flooring throughout
- Beautifully appointed kitchen with ample bench & storage space
- Kitchen with contemporary design, gas cooktop & stainless-steel oven
- Bathrooms with floor-to-ceiling tiles & modern fixtures
- Ducted gas heating and evaporative cooling throughout
- Rear covered alfresco, level lawn & easy maintenance gardens
- Instantaneous Rheem Integrity gas hot water system
- NBN ready suburb with fibre to the node
- Double garage with remote door internal access

The Numbers:

- Total internal living: 218.01m²
- Garage: 38.75m²
- Block: 552m²
- EER: 5 Stars
- Land value: \$546,000 (2023)
- Rates: \$3,077 p.a. approx.
- Build: 2004