

35 Petersilka Street, Gungahlin, ACT 2912

STONE

Sold House

Friday, 1 September 2023

35 Petersilka Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 470 m²

Type: House



Jess Smith

0410125475

\$1,030,000

This beautiful single-level home is situated within one of the more serene, leafier streets of Gungahlin, just steps from the light rail and the convenience of Gungahlin Town Centre. Beautifully presented inside and out, this immaculate and spacious four-bedroom home offers a mix of formal and informal living areas, with plenty of space to live, work and play. The serene formal lounge and dining areas flow to a light-filled open plan meals/family area, which includes a well-appointed and functional kitchen with ample storage and quality appliances. This airy and welcoming space opens seamlessly onto the generous decked sunroom, ideal for BBQs and outdoor entertainment in all weather. The large master bedroom boasts a bright and well-appointed ensuite and a generous walk-in wardrobe, while the remaining three double bedrooms feature spacious built-in wardrobes and are conveniently located adjacent to the sunny family bathroom, complete with a huge corner spa bath. Perfectly orientated, this home embraces the northern winter sun into both its primary living areas, making this an exceptionally warm and inviting home all year round. Optimum comfort and efficiency are maintained through ducted heating and cooling, a new split system air conditioner, ceiling fans, insulation throughout, and a recently installed 6kw solar system. Quality fittings and window treatments add to energy efficiency and warmth throughout, and an oversized double garage offers secure storage and internal access to the home and the tidy, low-maintenance rear yard, complete with native plantings attracting birdlife. Don't miss this rare opportunity to secure this spacious, impeccably maintained family home in a sought-after street in the heart of Gungahlin. Features Overview:- North-facing living areas- Single-level floorplan, free-standing separate title home- Four generous and well-equipped bedrooms- Large family bathroom, plus ensuite to master- Energy efficient, including a 6kw solar system- Only a short walk to the light rail and buses, Gungahlin Town Centre, several playgrounds, and Mulligan's Flat Nature Reserve, boasting countless nature walks- NBN connected with FTTP- Age: 19 years (built in 2004)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Total residence: 226.48 sqm- Sunroom: 20.52 sqm- Porch: 3.02 sqm- Garage: 39.42 sqm- Block: 470 sqm Prices- Rates: \$713.75 per quarter- Land Tax (Investors only): \$1,171.50 per quarter- Conservative rental estimate (unfurnished): \$720 - \$740 per week Inside:- Segregated master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Large main bathroom with bath and separate toilet- Separate formal living and dining areas- Spacious kitchen with ample storage space, quality appliances and breakfast bar- Informal open plan living and family meals area opening to back deck/sunroom- Large laundry room with expansive storage- New split system installed in the family room- Ducted gas heating and ducted evaporative air-conditioning. - Ceiling fans- Instantaneous gas hot water- Double-car garage with internal access and ample storage Outside:- Large decked sunroom off the dining room makes the perfect entertaining space for family and friends all year round- Easy to maintain front and back yard, including native plantings attracting local birdlife- Fully enclosed grass backyard, perfect for the kids and pets to play Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0 At the heart of a thriving district, Gungahlin is highly sought after, offering an array of amenities including playgrounds, multiple schools, shopping centres, childcare facilities, sporting ovals, cafes, restaurants, and major supermarkets including Woolworths, Coles and Aldi, while the light rail and easy access to rapid and local bus routes makes commuting a breeze. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.