

**36 Petersilka Street, Gungahlin, ACT 2912**



**House For Sale**

Friday, 24 May 2024

36 Petersilka Street, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 440 m2**

**Type: House**



Treston Bamber

0488488956

## Auction 15/06/2024

Spacious, modern, beautifully maintained and updated, this immaculate property has been expertly designed for comfortable family living in a quiet, convenient location. The living spaces are abundant and versatile, including an open-plan living, meals, and kitchen area, as well as formal lounge and dining rooms. Large picture windows in the lounge room frame serene views of the front garden, showcasing the ever-changing colours of the seasons. With four generous-sized bedrooms, each with built-ins, a family bathroom with separate bath and toilet, and the main bedroom with a walk-in robe and private ensuite, this home perfectly caters to family needs. The contemporary interiors are freshly painted with new timber flooring, carpets, blinds and new LED lighting, making the home comfortable, inviting, and immediately liveable without any work. The modern kitchen is a highlight, offering ample storage and food prep space, a gas cooktop, and new Westinghouse wall oven and dishwasher. Features that add to the home's functionality and comfort include a double lock-up garage with internal access, automatic remote door and storage space, an internal laundry with storage, ducted gas heating and evaporative cooling, NBN, blinds, and more. The family area opens through sliding doors to the large, covered patio, offering seamless indoor-outdoor living and entertaining. This space is ideal for family gatherings, children's birthdays, or relaxed Sunday barbecues with friends. The level, grassy yard is fully fenced and low maintenance, providing a safe play area for kids and pets. Nestled in a quiet street, this property offers excellent convenience with Gungahlin town centre and Marketplace just minutes away, schools within easy biking distance, busses and light rail all a short walk away, and easy access to arterial roads for hassle-free commuting to the city centre and Belconnen. With an abundance of indoor and outdoor living space, this beautifully maintained home requires absolutely no work and offers comfort and convenience in a quiet, family-friendly location. Don't miss your chance to make this fantastic home your own; call today for viewing times.

**Auction Details - This home will be auctioned on site on Saturday 15th June 2024 at 10:00am - Unless sold prior to.**

**Features -**

- Beautiful, updated family home on 440m<sup>2</sup> block
- 4 beds with BIR + 2 baths + separate toilet
- Main bedroom with WIR & private ensuite
- Formal lounge & dining area, great garden views
- Modern open plan living, dining, & kitchen area
- New timber flooring, carpets, paint, LED lights, blinds & toilets
- Kitchen: gas cooktop, new oven & dishwasher
- Remote DLUG + internal laundry + ample storage
- Ducted gas heating + evaporative cooling
- Large covered patio in low-maintenance yard
- Established gardens & neat landscaping
- Close to schools & Gungahlin Marketplace
- Easy access to arterial roads, trams, buses
- Minutes from parks, nature reserves, & trails
- Fantastic family home in quiet, convenient locale

**Please Note:** Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.