

38 Nellie Hamilton Avenue, Gungahlin, ACT 2912

LUTON

House For Sale

Wednesday, 12 June 2024

38 Nellie Hamilton Avenue, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 266 m2

Type: House



Peter White
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Nick Paine
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By Negotiation

Perfectly situated on Nellie Hamilton Avenue, moments away from Yerrabi Pond, this separately titled residence will surprise you from the moment you walk in. Spread over three levels, you will be welcomed by the newly installed carpet, fresh paint and large windows that drench the home with natural light. There is an additional rumpus room as the fourth bedroom, perfect for guests and friends. The kitchen is equipped with gas cooking and oven whilst being complemented by ample storage options, there is plenty of space for everyone to cook. The dining space seamlessly flows to the outdoor patio areas for outdoor entertainment. On this floor, there is access to the oversized double garage and an additional powder room. Upstairs, the spacious master bedroom offers two built-in robes and ensuite. The additional two bedrooms offers built-in robes whilst being serviced by the main bathroom. Positioned moments from the Yerrabi waterfront, there will be something for everyone - whether grabbing coffee at the local restaurants or cycling/walking the trails, you will be spoiled with the lifestyle on offer. This prime location is close to Gungahlin Town Centre with many amenities, Marketplace Gungahlin and access to the Light Rail. This opportunity is not to be missed, contact the team to secure your interest today. Property Features: • Separately titled residence • Newly installed carpet and freshly painted • Four spacious bedrooms - one located downstairs • Master bedroom with ensuite and built-in robe • Additional two bedroom with built-in robes • Kitchen with ample cabinetry for storage needs • Equipped with gas cooking and oven • Additional powder room • Oversized double garage with internal access • Low maintenance outdoor gardens • Private outdoor patio areas for entertaining and relaxation • Ducted gas heating downstairs in living room • Home alarm system with remote • Short walk to Yerrabi Pond and local shops/restaurants • Within 5 minutes drive to Marketplace Gungahlin • Within 20 minutes drive to Canberra City

Property Details: • Block: 266m² • Upper Residence: 69.75m² • Lower Residence: 112.14m² • Garage: 40.75m² • Built: 2003 • UV: 427,000 (2023) • Rates: \$2,532 p.a. (approx.) • Land Tax: \$3,933 p.a. (approx.)