

4 Tuffin Lane, Gungahlin, ACT 2912

MARQ

Sold Townhouse

Monday, 14 August 2023

4 Tuffin Lane, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 190 m2

Type: Townhouse



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\$811,000

Situated in the ideal location of Gungahlin, on a quiet and private street is this immaculately presented three-bedroom plus study separate titled townhouse. Featuring a spacious floor plan spread over two levels, with multiple living spaces, an open plan kitchen and dining area and an additional study space segregated to the front of the home perfect for those with flexible work arrangements or a home business. Located directly across from Parkland only a moment's walk to Gungahlin Town Centre this home is the perfect beginning, downsize or new home for those seeking a convenient lifestyle. - Immaculately presented three-bedroom townhouse with separate study - Separately titled - No body corporate - Contemporary kitchen with quality appliances, gas cooking and dishwasher- Master bedroom with ensuite, walk-in robe and private balcony- Well-sized bedroom two and three with built-in robes- Ducted reverse cycle heating and cooling - Fully landscaped and low maintenance front and rear courtyard gardens- Double lock-up garage with remote access, rear lane access to the garage- Favourable north to the rear aspect - NBN connected fibre to the premises (FTTP)- Energy Efficiency Rating 3.0- Rental return \$660 - \$680 approx. - 148 sqm living, 42 sqm garage, 254 sqm parcel of land- Close proximity to Gungahlin Town Centre, Yerrabi Pond and Yerrabi Pond District Park, ideal school catchments, and local facilities including the Gungahlin Lakes Golf and Community Club General Rates: \$2,532.41 Land tax (if rented) \$4,173.16 Unimproved land value \$437,000 (2023)