

40 Ian Potter Crescent, Gungahlin, ACT 2912



House For Sale

Sunday, 10 December 2023

40 Ian Potter Crescent, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 435 m2

Type: House



Jeff Shortland
0417483627

\$1,075,000+

Less than 1km from the Gungahlin Market Place, 40 Ian Potter Cr, Gungahlin is a beautifully presented family home that will 'bewitch the mind and ensnare the senses'. Offering 220sq/m under-roof, this superb four-bedroom home offers formal living/dining and a separate family room/meals area. There is also a covered outdoor entertaining area with pizza oven. The kitchen is quite spacious and includes granite benches, gas cook top, electric oven, dishwasher, and plenty of cupboard space. All the bedrooms are located at the rear of the home; the main bedroom includes an ensuite and walk thru robe, while bedrooms two, three and four each have built ins. Ducted gas heating and evaporative cooling are also included. There are established gardens with a raised vegie patch. This property also offers easy access to both Horse Park Drive and Flemington Road. And, the light rail is about 1km away. Call me if you would like to inspect this superb home. Your best point of contact for this property: Jeff Shortland, 0417 483 627 or Jeff.shortland@ljhooker.com.au At a glance: Superb free standing family home Flat block Four bedrooms Ensuite Formal living & dining Separate family room/meals area Covered pergola area with built-in BBQ/Pizza oven Large kitchen Gas cook top & electric oven Dishwasher Ducted gas heating Evaporative cooling Continuous gas hot water NBN Security system Spa bath Intercom with camera Double lock-up garage with Internal access Secure yard with established gardens 182.5 sq/m of living 38 sq/m garage 25sq/m (approx.) pergola Block 435sq/m Aspect: West Construction 2003 Rates \$3,100 Land tax \$5,100 UV \$535,000 (2023)