

51 Nellie Hamilton Avenue, Gungahlin, ACT 2912

LUTON

Sold House

Monday, 14 August 2023

51 Nellie Hamilton Avenue, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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Contact agent

In the heart of Gungahlin, you will discover this spacious double storey townhouse, featuring three bedrooms and a delightful design that will suit your every need. As you enter, you'll be greeted by a warm and inviting ambiance, setting the tone for comfortable living. The well-appointed layout allows for seamless movement between the living spaces, creating an effortless flow throughout. The ground floor encompasses a spacious living area that opens up to a private courtyard, presenting an ideal space for relaxation and entertaining. The practical and functional kitchen features stone benchtops, electric appliances and ample storage. Downstairs is complemented by the generously sized master bedroom which is paired with its own ensuite and walk in robe. Venturing upstairs, you'll find two generously sized bedrooms, with one offering a walk-in robe and ensuite while the other features a built in robe. These rooms are a versatile space for a growing family or those desiring a home office. Situated in Gungahlin, this townhouse benefits from its convenient location being in a close proximity to shops and walking paths, ensuring everyday necessities are just a stone's throw away. Additionally, the nearby lake provides an idyllic backdrop for leisurely walks or picnics, adding a touch of tranquility to your daily routine. Call the team to register your interest!

Features:

- Separately titled townhouse
- 3 Bed / 3.5 Bath / 2 Car
- Master bedroom downstairs with ensuite and WIR
- Additional 2 bedrooms upstairs
- Bedroom 2 with ensuite, WIR and private balcony
- Main bathroom with bathtub
- Stone benchtops in kitchen and electric appliances
- Separate powder room downstairs
- Spacious study room downstairs
- Separate family and formal living spaces
- Ducted reverse cycle heating and cooling
- Ducted vacuum system
- Kocom intercom and security system available
- NBN fibre to the home
- Large double garage with room for workshop space and storage
- Front and back courtyard with established gardens
- Short stroll to Yerrabi Pond and shops
- Within 5 minutes' drive to Gungahlin Marketplace
- Within 20 minutes' drive to Canberra Centre

Property Details:

- Block: 374m²
- Lower Floor: 134.60m²
- Upper Floor: 38.50m² excluding void
- Garage & Store: 43.30m²
- Total: 216.40m²
- Rates: \$2,651 pa (approx)
- Land Tax: \$3,952 pa (approx)
- UV: \$490,000 (2022)
- EER: 4.0 Stars
- Built: 2005