

6 Elm Grove, Gungahlin, ACT 2912



House For Sale

Saturday, 17 February 2024

6 Elm Grove, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 462 m2

Type: House



Josh Yewdall
0430213909



Jordan Smith
0477267694

\$1,070,000

Tucked away in a quiet and undisturbed cul-de-sac in Gungahlin, this beautifully presented single level family home is caters for an abundance of buyer types and provides ultimate livability. Built in 2004 over a 462sqm block with a North/East facing aspect, the home features multiple living areas with the main living/lounge space welcoming you upon entry, perfect for family space and entertaining. The other living area flows off the open plan kitchen and through the North facing glass sliding doors to the outdoor space. Set on beautiful hybrid timber flooring, the kitchen has been beautifully renovated and upgraded with gas cook top, electric oven, dishwasher, range hood, splash back, stone bench tops and loads of storage and prep space. Through to the rest of the home, you have four bedrooms all with BIRs and great natural light. Two bathrooms both renovated with modern fittings featuring floor to ceiling tiling, large showers, bath in the main, wall hung vanity and ensuite in the main bedroom. Handy sized laundry providing good space and rear access to the backyard also. The north backyard has manicured gardens, great space for kids and pets and a beautiful covered deck area with pergola perfect for entertaining and dining. The front yard also provides manicured gardens and a sun drenched front driveway with double car garage and internal access. One of the key features of the home apart from the stunning internal and external attributes is its fantastic location! Situated only minutes from the centre of Gungahlin's marketplace for all your shopping and cafes, great schooling options nearby and only a few steps from the Light Rail for City access.* Fantastic single level home in fast growing location* High demand layout (4/2/2)* North/East facing aspect* Built in 2004* 462sqm block with over 155sqm of internal living* 2 x living spaces perfect for lounge, relaxing, meals and entertaining* Easy maintenance hybrid timber flooring and well kept crept throughout the home* Renovated open plan kitchen with beautiful stone bench tops, gas cook top, electric oven, range hood, dishwasher and loads of storage and prep space* Four good sized bedrooms with BIRs and great natural light* Two stunning renovated bathrooms with ensuite in the main* Great sized laundry with rear access* North facing backyard with family filled grass area, landscaped gardens and covered deck setting* Double car garage with internal access (38sqm)* Ducted air conditioning and cooling* Ideally located close to Gungahlin shops, great schooling options and a few minutes to the Light Rail. EER: 5.0 Rates: \$2,548pa (approx.) UCV: \$431,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.