

# 63 Mary Gillespie Avenue, Gungahlin, ACT 2912

STONE

## House For Sale

Thursday, 15 February 2024

63 Mary Gillespie Avenue, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 231 m<sup>2</sup>

Type: House



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**\$879,000+**

Nestled in the lively hub of Gungahlin, this charming 4-bedroom, 2-story home will excite Families and investors alike. With its dual living areas and bright, open-plan layout flowing seamlessly into the lush backyard, it's perfect for memorable gatherings. The well-equipped kitchen is ideal for family meals, while upstairs, the bedrooms offer ample storage, with the master boasting a spacious walk-in robe and ensuite. Close to Gungahlin's bustling business district, Light Rail, and bus stops, this home epitomizes convenience in a friendly neighborhood, offering an irresistible taste of the Gungahlin lifestyle. Features Overview:- Drenched in sun-light- Double-story floor plan, separate title home- Ideal location, walking distance to bus stops, trams and Gungahlin town centre- High quality Air BnB (always booked)- NBN connected with FTTP - Age: 18 years (built in 2006)- EER (Energy Efficiency Rating): 6 Stars Sizes (Approx)- Internal Living: 131.74 sqm(Ground Floor: 67.39sqm - Upper Floor: 64.35sqm)- Porch: 2.85 sqm- Garage: 40.18 sqm- Total residence: 134.59 sqm- Block size: 231 sqm Prices- Rates: \$697.9 per quarter- Land Tax (Investors only): \$1136.25 per quarter- Conservative rental estimate (unfurnished): \$720 - \$740 per week Inside:- Over-sized master suite with walk-through robe and ensuite- Spacious bedrooms, 2 and 3 with built-in robes- Downstairs front 4th bedroom/multi-purpose room- Main bathroom with full-sized bath and separate toilet- Open plan living and dining off the kitchen with ample natural light throughout and glass sliding doors through to the back garden- Spacious kitchen with ample storage and bench space- Quality appliances - Breakfast bar- Front formal living room- Ducted gas heating with add on cooling - Gas hot water- Laundry room with toilet downstairs Outside:- Double car garage with remote control access- Enclosed and private front courtyard- Back concrete entertaining space - Back garden perfect for planting or transform it into the ideal kids play area Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Frames:- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0 Being the heart of the District, Gungahlin is highly sought, featuring local kids playgrounds, multiple schools, shopping centres, day care and an array of amenities including, cafes, restaurants, supermarkets including Woolworths, Coles and Aldi, commuting to the city is a breeze with easy access to the light rail network. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.