

# 7 Devlin Street, Gungahlin, ACT 2912



## House For Sale

Thursday, 6 June 2024

7 Devlin Street, Gungahlin, ACT 2912

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 2**

**Area: 365 m2**

**Type: House**



Adrian Southern  
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## Offers Above \$1,100,000

A stunning market place location has this stylish immaculately presented five bedroom residence plus a one bedroom separately metered surveillance unit. Just a few minutes away from the very popular Gungahlin market place, shopping facilities, cafes, pubs, clubs Gungahlin college and the light rail makes for convenient living for busy people or for the astute investor looking for a dual income opportunity. The main residence is superbly laid out over two levels offering a unique haven of light and space with a finish that will appease the most fastidious of buyers including new carpet flooring and a fresh repaint. A seamless integration of indoor and outdoor living is a real hallmark of this truly special home with generous interiors featuring an expansive open plan kitchen/dining room and a spacious formal lounge room. All bedrooms are generous in size with four positioned upstairs and the fifth bedroom downstairs. The primary master bedroom boasts ensuite, walk-in robe and balcony, and all rooms throughout the property are serviced via the ducted reverse cycle air-conditioning system. The private rear courtyard includes a tiled alfresco area making it ideal for entertaining guests all year round, and large double garage offers internal access or as it currently stands, a separate entryway to the upstairs one-bedroom surveillance unit which is currently tenanted until the end of July returning \$350.00 per week. The additional unit features generous open plan living areas, private balcony, a kitchen with a 600mm electric cooking appliances and ample bench and cupboard space. The single bedroom offers built-in robes with a north easterly aspect and is also separately metered in regards to its electricity supply. Make sure you take the time to view this truly unique and special home that's in a prime location and can offer a dual income. This two in one opportunity is rare and something that really needs to be seen to be appreciated. So perhaps you are an extended family or own and operate a home business or simply looking for a prime investment, then look no further than 7 Devlin Street and 8 Fishlock lane Gungahlin for your next property purchase. Contact Adrian Southern of Southern Property Canberra today to book an exclusive viewing of this sensational property in Gungahlin. Ask Adrian Southern, Owner Operator and Licensee of Southern Property Canberra for a FREE market appraisal of your property. Selling across Canberra for a FLAT fee \$12,950.00 + GST. Please understand that open times are subject to change, so check the website ([Allhomes.com.au](http://Allhomes.com.au)) on the day of the scheduled open for any changes or cancellations.

Main residence features:

- A five-bedroom, two story home with a separate one-bedroom surveillance unit above the double garage
- Walking distance to all amenities including Gungahlin market place, restaurants, clubs, Gungahlin college and the light rail system
- Separate living areas including lounge, dining and family rooms
- Five bedrooms. Main bedroom with ensuite, walk-in robe and balcony
- Gourmet kitchen with stone bench tops
- 4 Burner Ariston gas cooktop, 600mm oven and dishwasher
- Ducted split system inverter heating and cooling system
- New carpets and completely repainted throughout
- Continuous gas hot water
- Covered outdoor entertaining areas
- Double garage
- Low maintenance garden surrounds
- Build year 2008
- House size 201m<sup>2</sup> internal living only approx. Not including garage 60.82m<sup>2</sup> approx. Balcony 11.51m<sup>2</sup> approx. Alfresco 13.76m<sup>2</sup> approx.
- Block size: 369m<sup>2</sup> approx.
- Possible rental return \$780 - \$800 per week

Additional Surveillance unit features:

- Private entry way from Fishlock lane or through the internal access from the double garage
- Open plan living areas
- Spacious kitchen with electric 600mm cooking appliances
- One bedroom with built-in robes
- Bathroom with combined laundry
- Reverse cycle air-conditioning unit
- Down lights throughout
- Sunny balcony with a north easterly aspect
- Its own address being 8 Fishlock Lane, Gungahlin
- Separate electricity meter
- Living area: 64.75m<sup>2</sup> approx including balcony
- Currently tenanted until 27th July 2024 returning \$350.00 per week
- Perfect for a home business, extended family or as a dual income opportunity to an investor

Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.