

**84 Ayrton Street, Gungahlin, ACT 2912**

**MARQ**

**House For Sale**

Sunday, 10 March 2024

84 Ayrton Street, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 387 m2**

**Type: House**



Justin Taylor  
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**\$899,000 - \$939,000**

Designed across a single spacious level, this freshly painted 4 bedroom separate title home provides a life of superb privacy, tranquillity and convenience. Its flexible layout has a choice of relaxing living areas and plenty of possibilities for varying lifestyle needs. Encompassing 219sqm of total living and set in a peaceful position in the popular 'North Crest Estate', this easy care property represents a clever buying opportunity. Sited on a 387sqm block.- Value packed family home in popular 'North Crest Estate'- Multiple living spaces, all in superb condition- 219sqm under roof line (174.35sqm internal)- Freshly painted throughout, great condition- Sleek granite kitchen, quality appliances, pantry- Sunny family/meals area with combined dining- Large formal lounge area- Ducted gas heating and wall mounted reverse cycle air-con - N.B.N connected- Expansive master suite, walk in robe, quality bathroom- Remaining bedrooms all of good size all with built in robes- Large outdoor entertaining area- Easy care 387sqm block- Double automatic garage with internal access- Close proximity to parks, local schools, shops, Gungahlin Town Centre- Walking distance to Light rail and other transport options- Prime opportunity to purchase in family friendly estate

**Brief Summary:-** - Year of construction: 2004- Internal living area: 174.35sqm - Garage area: 40.14sqm - Portico: 4.43sqm - Total area: 218.92sqm - Block Size: 387sqm - EER: 2.5- Rental Potential: \$700 - \$750 per week

Seize the opportunity to call this spacious home your own. In the popular 'North Crest Estate' of Gungahlin, you'll be part of a thriving community, close to schools, shops, and parks. Your new life awaits in this fantastic home.

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