

**9 De Bortoli Street, Gungahlin, ACT 2912**

LUTON

**House For Sale**

Wednesday, 15 May 2024

9 De Bortoli Street, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 426 m2**

**Type: House**



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## Auction

Nestled on a corner block in the vibrant heart of Gungahlin, this four bedroom residence has been freshly painted and updated with new carpets, just waiting for you to move in! The ground floor boasts an inviting open-plan design, seamlessly connecting the dining and living areas with well-appointed kitchen featuring your essential needs - four-gas burner stovetop, oven and dishwasher, all complemented by ample cabinetry. Additionally, a powder room downstairs adds convenience for guests. With accommodation you will find three bedrooms upstairs and the fourth bedroom/study conveniently located on the ground floor. The master bedroom offers a walk-in robe, ensuite, and private balcony, while the other two bedrooms feature built-in robes and share the main bathroom. Surrounded by established gardens adorned with autumn-hued leaves and low-maintenance lawns, the property offers paved pathways perfect for entertaining guests. A double enclosed garage at the rear of the home adds further practicality. Only a stones' throw away from the light rail stop and short distance from Marketplace Gungahlin, you have access to major retailers, local cafes and easy transportation to Canberra City. Don't miss the opportunity to inspect this delightful property - contact the team to arrange a viewing today!

**Property Features:**

- Four bedroom double storey home
- Situated on corner block and opposite Mary Gillespie playground
- Freshly painted and new carpets installed
- Kitchen with gas cooktop, Stirling dishwasher and oven
- Filtered water system available
- Open plan layout with dining and living
- Additional powder room downstairs for added convenience
- Master bedroom with balcony, ensuite and walk-in robe
- Other two bedrooms with built in robes
- Study and/or could be appointed as bedroom four
- Honeywell ducted gas heating
- Oversized double car garage at the rear of the home
- Low maintenance yard with paved areas
- Within 5 minutes drive to Marketplace Gungahlin
- Within 12 minutes walk to Manning Clark North light rail stop
- Within 18 minutes drive to Canberra Centre

**Property Details:**

- Block: 426m<sup>2</sup> (approx.)
- Residence: 142.52m<sup>2</sup>
- Garage: 44.56m<sup>2</sup>
- Built: 2005
- UV: \$369,050 (2022)
- Rates: \$2,767 p.a. (approx.)
- Land Tax: \$4,482 p.a. (approx.)