

**13 Dame Zara Street, Gungahlin, ACT 2912**



**House For Sale**

Thursday, 11 July 2024

13 Dame Zara Street, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Vince Qi

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## Auction

Tucked behind mature hedges, this bright and spacious family home is ready for you to move into. It is just minutes from Gungahlin town centre but nestled in a quiet, family-friendly neighbourhood. A wide driveway offers easy parking for guests and deliveries. Inside, the large master bedroom features a sizable window with natural light and a view of the greenery. The practical walk-in robe is naturally lit, and the ensuite provides a relaxing space after a long day. Three additional large bedrooms, each with big windows are serviced by a bathroom with a built-in bath. The generous living/family room has large windows with a northerly aspect, allowing plenty of natural light. This room flows into the dining area, which overlooks the backyard. The spectacular kitchen includes a built-in dishwasher, gas cooktop, powerful rangehood and ample storage to inspire your cooking. The outdoor area features a paved concrete space under a covered alfresco, surrounded by lawn for outdoor activities and a touch of greenery. Two large sheds provide extra storage for tools and equipment. The low-maintenance garden complements the natural surroundings. This spacious house is ready for you to start a new and joyful chapter.

Features:

- Mature hedges for increased privacy
- Bosch dishwasher
- Omega 4 x burners gas cooktop
- Omega electric oven
- Ducted gas heating and evaporate cooling
- Split AC system in master bedroom
- Rinnai instant hot water system
- Floating timber floors
- Covered outdoor pergola
- Double garage with internal access
- Ducted vacuum
- Skylight in kitchen
- 2 x large garden sheds
- Modern downlights
- North to rear

Proximity:

- Gungahlin College
- Burgman Anglican school
- Harrison Public School
- Mother Teresa School
- Gungahlin Town Centre
- Gungahlin Leisure Centre
- Ansett Street Playground
- Mary Gillespie Playground
- Yerrabi Pond District Park
- Mulanggari Grasslands Nature Reserve

Statistics (all measures/figures are approximate):

- UV (unimproved value): \$535,000 (2023)
- Land size: 501.00 sqm
- Home size: 192.04 sqm
- Internal living: 155.13 sqm
- Garage: 36.91 sqm
- Rates: \$758.00 pq
- Rental appraisal: \$825.00 - \$850.00 per week
- EER: 5.0