

**14 Alice Cummins Street, Gungahlin, ACT, 2912**

**House For Sale**

Thursday, 17 October 2024



14 Alice Cummins Street, Gungahlin, ACT, 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Joy Cui

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## **An Oasis of Comfort and Style in Gungahlin...**

Welcome to 14 Alice Cummins Street, Gungahlin, a beautifully presented home that offers the perfect blend of style, space, and modern comfort.

Nestled in a peaceful, family-friendly location with convenient access to parks and transport, this property is designed to provide a relaxed and effortless lifestyle. Whether you're looking for spacious living or contemporary elegance, this home delivers a versatile and inviting atmosphere that's ready for you to enjoy.

The home boasts four generous bedrooms plus a study, ideal for working from home. With two living areas, there is ample space for relaxation and entertainment. Energy efficiency is a priority, with a 5.5kw solar system and ducted gas heating, complemented by evaporative cooling for year-round comfort.

The property includes a 3.1m x 3m work shed, outdoor artificial grass, a footpath, and a 5000L garden water tank. Enjoy outdoor living with a covered pergola and deck, while modern downlights and three skylights fill the space with natural light.

The fully renovated kitchen is equipped with a Bosch gas ceramic glass cooktop, Bosch oven, Samsung dishwasher, white high-gloss cabinetry with soft-close drawers, and a spacious 2100x800mm stone island benchtop, providing a sleek and functional cooking space.

Other key features include a Rinnai instant hot water system, a double garage, a Colorbond side gate, an aluminium security fly screen front door, and a Samsung digital door lock. The home is perfectly situated, with a park just in front and close proximity to the tram station, offering convenient access to the city.

This home truly embodies comfort, modern living, and convenience, making it an ideal choice for families or professionals seeking a stylish lifestyle in Gungahlin.

- Fully renovated kitchen with Bosch appliances and stone island benchtop
- 5.5kw solar system
- Ducted gas heating and evaporative cooling
- Outdoor pergola, artificial grass, 5000L water tank
- Functional Work shed (3.1m x 3m)
- Modern downlights and skylights
- Rinnai instant hot water system
- Double garage, security features, Samsung digital door lock
- Park frontage and close to the tram station
- Conveniently located near Gungahlin Town Centre, schools such as Harrison School and Burgmann Anglican School, local shops, and parks

Living Area - 172.89m<sup>2</sup>

Garage Area - 37.56m<sup>2</sup>

Land Size - 514m<sup>2</sup>

EER - 4.5m<sup>2</sup>

Rates - \$831 p.q.