

**30 Penfold Street, Gungahlin, ACT, 2912**



**House For Sale**

Wednesday, 31 July 2024

30 Penfold Street, Gungahlin, ACT, 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Stunning Family Sanctuary

This meticulously maintained residence is a private sanctuary surrounded by natural greenery, offering a serene lifestyle while being close to all amenities. As you enter the home you are greeted with a sense of space and tranquility that carries throughout the home.

The hub of the home is the open-plan kitchen/living/dining that seamlessly flows out to the covered deck, perfect for entertaining. Accommodation comprises a segregated main bedroom with a walk-in robe and ensuite, the other three bedrooms all feature new roller blinds and built-in storage. The residence also features a generous subfloor rumpus/home office with separate access and power.

Located within 1km of Gungahlin Town Centre and close proximity to local schools, parkland, public transport, and easy access to arterial roads, this home is sure to impress.

- \* Spacious four-bedroom residence with a selection of indoor and outdoor living/entertaining spaces
- \* Australian Blackbutt solid timber floor throughout the house and woolen carpets in three bedrooms
- \* High ceilings throughout
- \* Main bedroom with walk-in robe and modern ensuite
- \* All secondary bedrooms with built-in wardrobes
- \* Main bathroom with floor-to-ceiling tiling, jacuzzi bath, and separate toilet.
- \* Open plan kitchen with quality SMEG appliances including gas cooktop, built-in oven, and dishwasher
- \* Silestone benchtops - non-porous resistant to stains, scratches and even the growth of bacteria
- \* Home cinema and sound system throughout the whole house including garage, bathrooms and deck
- \* Spacious dining and living areas
- \* Library/study, perfect for students or professionals alike
- \* Oversized double large garage (46sqm) with remote access, and plenty of built-in cupboard/storage plus additional off-street parking
- \* Separated studio, work room with external access and a separate regulation of fresh air circulation
- \* Easy-care gardens around the house with a large private covered garden entertaining deck. A natural private sanctuary for relaxation and entertainment
- \* New Mitsubishi Reverse cycle zoned heating & cooling; two separate gas hot water systems
- \* LED lights throughout the house
- \* Within close proximity to Gungahlin Town Centre, parkland, and easy arterial roads

Living Size: 239sqm (Main residence 190sqm + 49sqm rumpus)

Garage Size: 46.6sqm

Block Size: 474sqm

UCV: \$535,000 (approx.)

Rates: \$2,990pa (approx.)

Land Tax: \$5,384pa (approx.)

EER: 4.5

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