

# 40 Ayrton Street, Gungahlin, ACT 2912



## House For Sale

Sunday, 23 June 2024

40 Ayrton Street, Gungahlin, ACT 2912

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 297 m2**

**Type: House**



Luzian Borst  
0262395551

**Auction: Saturday 13th July, on site at 1:00pm**

Auction Location: on site Your gateway to modern living in a serene setting. This meticulously designed townhouse offers a fusion of comfort and contemporary elegance, nestled in a tranquil street with easy access to urban conveniences. Boasting 3 bedrooms plus a study, 2 bathrooms, and a double garage, this residence is tailor-made for those seeking both space and style. Step inside and discover a harmonious blend of functionality and sophistication. The layout is thoughtfully crafted to maximize space, with seamless transitions between the living, dining, and kitchen areas. Natural light floods through the home, illuminating every corner and creating an inviting ambiance that's perfect for relaxation or entertaining. Accommodation consists of an oversized master bedroom with large northerly windows and a combined walk-in robe and ensuite, as well as 2 secondary bedrooms located directly opposite the main bathroom. Both bathrooms have been renovated with modern fittings and floor to ceiling tiles. A semi-open study area which could be converted to an extra bedroom if required further adds to the flexibility of this offering. Location couldn't be more ideal. Situated in a quiet street, yet just moments away from Gungahlin shops, Yerrabi Pond, and the tram stop, convenience is at your doorstep. Enjoy leisurely strolls by the tranquil waters of Yerrabi Pond or indulge in retail therapy at the nearby shopping precinct. With easy access to public transportation, commuting is a breeze, offering a perfect balance between urban convenience and suburban tranquillity. Don't miss the opportunity to make 40 Ayrton Street your new home. Embrace the lifestyle you deserve in this idyllic haven. Schedule a viewing today and experience the epitome of modern living in Gungahlin. Your dream home awaits. Features include: - 3 Bedrooms + Study - 2 renovated bathrooms - Northerly aspect - Separate title, no body corporate or strata - Double garage with internal access - Large entertaining deck - Multiple living areas - Single level - Separate laundry - Close to Gungahlin town centre, Yerrabi Pond and Mulligans Flat Nature Reserve - Less than 500m walk to light rail Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries and satisfy themselves in all respects.