

**42 Nellie Hamilton Avenue, Gungahlin, ACT 2912**



**House For Sale**

Monday, 8 July 2024

42 Nellie Hamilton Avenue, Gungahlin, ACT 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 265 m2**

**Type: House**



Lucia Marzano

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## Auction 25/07/2024

With lots of street appeal this Georgian-inspired facade leads you into a spacious 4-bedroom, tri-level home perfectly located between Yerrabi Pond and the Gungahlin Town Centre. It offers a blend of spacious living and modern conveniences. With loads of great features such as three living spaces including a generous light-filled tiled open plan kitchen and family room with access to the sunny paved rear courtyard. A sleek and stylish kitchen is complete with a dishwasher, gas cooktop and ample bench and storage space creates the heart of this appealing property. Three of the good-sized bedrooms are located on the upper level, along with the main bedroom boasting its own ensuite. The fourth bedroom on the home's lower level which could also function as a separate study or rumpus room adding to the home's flexibility. Reverse cycle units throughout the home as well as the ducted gas heating provide year-round comfort and a double garage with internal access provides car accommodation. A second courtyard at the front of the home has a timber deck surrounding a mature specimen tree, which will provide a shady spot to enjoy in summer. Ideally situated in one of Gungahlin's most sought-after areas, the home is within easy walking distance to Yerrabi Pond, Gungahlin Market Place with an array of cafes, restaurants, retail shops plus all the essentials such as Aldi, Coles, Woolworths, Big W, Kmart, and plenty more. Also located within close proximity to popular Burgmann Anglican School, Gungahlin College, Bunnings Warehouse, Club Lime gym and an abundance of parks and walking trails. Quality features include: 4 bedroom tri-level house Master bedroom with ensuite Reverse cycle air conditioning units throughout the home Ducted gas heating Modern kitchen with dishwasher and gas cooktop Two courtyards Double garage with internal access Walking distance to Yerrabi Pond This home is one not to be missed! EER: 4 Built: 2003 General Rates: \$2,532 approx pa Land Tax: \$3,933 approx pa Residence: 181sqm Garage: 40sqm Block: 265sqm