

67 Delma Vw, Gungahlin, ACT, 2912



House For Sale

Wednesday, 31 July 2024

67 Delma Vw, Gungahlin, ACT, 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Refurbished Single Level Opposite Reserve

- + Single-level 4-bedroom home directly opposite a protected nature reserve and within walking distance to the Gungahlin Marketplace, Burgman College, the light rail and bus lines.
- + Recently refurbished
- + Repainted inside and outside
- + New carpets
- + Formerly leased by DHA, DHA has expressed a desire to relet the home should the buyer wish due to its condition and elite location.
- + Gas ducted heating and ducted evaporative cooling
- + Two spacious living areas including a segregated formal lounge, and a huge family room
- + Large internal courtyard and private grassed backyard with storage shed
- + Large deck with pergola that overlooks gardens
- + Oversized double garage with internal access, automatic front roller doors and rear manual roller door.
- + Segregated master bedroom with ensuite and walk-in wardrobe
- + Additional bedrooms are well-sized and both feature built-in wardrobes
- + Main bathroom with shower and separate bath
- + Uninterrupted views of Mulangarri Grassland Nature Reserve

Nestled within a short walk from the Gungahlin Market Town and just a brief stroll to Burgmann, this renovated single-level residence is situated directly across from a conserved nature reserve. It offers a secluded feel while remaining conveniently close to all the action.

This meticulously refurbished residence boasts a practical floor plan that is well-suited for downsizers, young families, or discerning investors who prioritize its blue-chip location.

- + Internal living: 157.70m²
- + Garage: 50.30m²
- + Pergola: 18.50
- + Block size: 529
- + EER: 6
- + Year built: 2003
- + Rates: \$2,750 per annum (approx.)