

9 Elm Grove, Gungahlin, ACT 2912

House For Sale

Saturday, 29 June 2024



9 Elm Grove, Gungahlin, ACT 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 456 m2

Type: House



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\$869,000+

Are you looking for Convenience and Location? Well, look no further. Confidence Real Estate proudly presents This beautiful home near Gungahlin Town Centre is now ready to accommodate any growing family needs on daily basis. With range of great childcare centres, schools and walking distance to Yerrabi Pond park for kids' entertainment. 9 Elm Grove is a beautiful family house consisting of 3 bedrooms, 2 bathrooms and 2-car garage. They say the kitchen is the heart of the house, and this property is not different with an open plan living, plenty of storage and segregated family space which makes the family space perfect. On entrance you are greeted with light-filled formal dual-aspect living room positioned perfectly to take advantage of the natural light and the relaxing outlook into the established gardens. The high ceiling and high-set windows allow an abundance of natural light and make this room an absolute pleasure to enjoy. The stylish kitchen featuring quality appliances including an electric oven and gas cooktop, a two drawer dishwasher, plus ample storage and bench space which includes an island bench with a breakfast bar. The lovely northerly aspect of this area provides for the warm Winter sun to stream through the large windows throughout the day. The master bedroom is situated at the rear of the property and features a walk-through wardrobe and a stylish ensuite. Bedrooms two and three also both feature built-in wardrobes. The main bathroom has a separate shower and bath, and there is also a separate toilet which is adjacent to the full-sized laundry. The large double garage features internal access, a remote-control door and plenty of storage. For year-round comfort there is ducted gas heating throughout, plus a reverse-cycle air-conditioning. Outside, the low-maintenance and fully established gardens provide privacy, and the expansive private deck area provides the perfect place to relax and/or entertain with family and friends. The property is nestled beautifully into a quiet cul-de-sac within an easy ten minute (approx.) walk to the Gungahlin Town Centre which offers access to the light rail terminal and a wide variety of shops and restaurants. Yerrabi Pond and local parks and schools are also close by. In addition, Canberra City is less than a leisurely 20-minute drive (approx.) your dream is to find a warm and inviting property to love and enjoy, then look forward to making this appealing property your new home!

Features:- Quiet Cul-de-sac Location.- Master Bedroom with Ensuite and WIR.- Reverse cycle ducted gas heating and split system cooling.- Separate Powder Room.- Entertaining Deck in Alfresco.- Remote Controlled Garage with Internal Access.- Laundry with Generous storage.- Smeg Oven and Gas Cooktop.- 10min walk to Gungahlin Town Centre and Shops.

Land size - 456 sqm approx. Total House size- 175.57 sqm approx. EER- 5.5 Rates- 652.81 per quatre approx. Land tax- 1030.97 per quatre approx. All figures are approximate. For further details, please contact Anish by submitting an enquiry below or calling on 0450865524. Disclaimer: Confidence Real Estate and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.