

97 Alice Cummins Street, Gungahlin, ACT 2912



House For Sale

Thursday, 11 July 2024

97 Alice Cummins Street, Gungahlin, ACT 2912

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 359 m2

Type: House



Vince Qi

0262952433

Auction

Situated in the heart of the central Gungahlin suburb, this cozy family home offers an unparalleled living experience. Bask in spacious living areas flooded with natural sunlight, enjoy elevated views, and relax in the serene garden-all while being adjacent to the charming Ansett Street Playground. A grand façade invites you into the mature front yard, seamlessly leading into the living and dining rooms. A delightful conservatory area adds a touch of sophistication. The well-appointed kitchen and family room effortlessly flow into a covered backyard, featuring an inviting outdoor dining area and a lush grassy space perfect for children to run and play. Additionally, a separate outdoor section provides ample space for various outdoor activities. The secured double-car garage, accessible from the rear, complements the convenience of off-street parking spots available at the front. Upstairs, four generously sized bedrooms boast large windows that welcome abundant sunlight and offer picturesque views from their elevated position. The north-facing master bedroom serves as a true retreat, complete with a spacious ensuite and a balcony overlooking the park. The other three bedrooms share a well-appointed bathroom featuring a built-in bathtub for comfort. A convenient powder room downstairs and understairs storage enhance the home's practicality. Situated in a prime location, this lovely property is just minutes away from local schools, shops, and playgrounds. With welcoming, family-oriented neighbours, this residence promises to be your new and forever home.

Features:

- 6-zoned ducted heating and cooling system with smart phone access
- 4 x security cameras
- Security alarm system
- Automatic external rolling shutters on all windows
- Low maintenance and manicured garden
- Fresh new paint
- Modern downlights
- Gas cooktop and electric oven
- Bosch built-in dishwasher
- Powder room downstairs
- Ceiling fans in all bedrooms with lightings
- Covered alfresco with paved area
- Garden shed
- Separate title (No Body Corporate fees)

Proximity:

- Gungahlin Town Centre
- Gungahlin Leisure Centre
- Ansett Street Playground
- Mary Gillespie Playground
- Yerrabi Pond District Park
- Mulanggari Grasslands Nature Reserve
- Gungahlin College
- Burgman Anglican school
- Harrison Public School
- Mother Teresa School

Statistics (all measures/figures are approximate):

- UV (unimproved value): \$366,000 (2023)
- Land size: 359.00 sqm
- Home size: 215.02 sqm
- Internal living: 162.36 sqm
- Garage: 40.35 sqm
- Rates: \$587.75 pq
- Rental appraisal: \$825.00 - \$850.00 per week
- EER: 5.0