

16 Ayrton Street, Gungahlin, ACT, 2912



House For Sale

Friday, 17 January 2025

16 Ayrton Street, Gungahlin, ACT, 2912

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nathan Wood

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Move In Ready Gem

Set in the central location of Gungahlin, this three bedroom, single level terrace style home offers modern living with a thoughtful design and ample space. This residence boasts the best of open plan living, including lounge, dining and family rooms with the kitchen at the heart of the home. Lovely natural light enters the living spaces via the feature windows in the raked ceiling. All opening onto the covered outdoor entertaining area and rear courtyard.

Featuring an oversized garage that is rarely seen in homes like this, this provides plenty of room for two cars and additional storage, or even a small workshop. This extra space is ideal for those needing storage for outdoor equipment, tools, or a home gym setup.

Enjoy all that Gungahlin has to offer, positioned in this ultra-convenient locale with the tram stop nearby. Local shops including Marketplace Gungahlin, local schools and local parks are all within a short walk or drive from home.

- Conveniently located in the hub of Gungahlin
- Single level terrace style design with front and rear courtyard
- Comfortable open plan layout with natural light entering via windows in the raked ceiling
- All three bedrooms are a comfortable size with robes, master including walk-in and ensuite
- Main bathroom with bathtub and separate toilet
- European style laundry
- Family room segregated with half height dividing walls
- Kitchen with great storage and Westinghouse electric oven plus gas cooktop
- Integrated with spacious dining / lounge room that opens onto the courtyard
- Ducted gas Honeywell heating and evaporative Breezair touch cooling throughout
- 10.14kw solar system with 8.25kw Solar Edge Inverter and 26 x 390w panels
- Sanden Heat Pump hot water system installed
- Automatic double garage with storage nook and direct access via the courtyard to the home
- Set within close proximity to shops, parks, public transport and schools
- Living Size Approximately 138sqm
- Land Size Approximately 297sqm
- Rates \$2606 pa