

**28 Elliman Street, Gungahlin, ACT, 2912**



**House For Sale**

Thursday, 21 November 2024

28 Elliman Street, Gungahlin, ACT, 2912

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Space, Potential And Central.

Gungahlin Suburb is one of the only CBD in Canberra with houses as part of their centre style living. Suburbia meets central district lifestyle.

This 4-bedroom home offers you comfort and stability on a quiet street in central Gungahlin. With the local park just a hop skip and a jump, this home is the optimum family home. Imagine being able to send the kids to the park to play and telling them not to come home until sundown.

A quality brick builds with generous bedrooms and living spaces. This home has just gone through massive updates to the walls, carpet, lights, and landscaping, creating a nice canvas to add your own personal spin on this family home.

Ducted gas heating throughout for those cold winter days with a nice cross breeze and loads of windows throughout for the extra light.

The main bedroom set at the back of the house with the three other rooms nearby create a separate space from the rest of the home.

Gungahlin homes built around this time offer ample storage and this one is no different. With large built-in wardrobes in the bedrooms and linen and pantry cupboards you can rest assured storage is not a concern here.

Close to local schools such as Burgman School, Gungahlin College or Amaroo School. Local cafes and eateries and of course with that large kitchen ready for the next gourmet meal the local Aldi's, Woolworths or Coles is within a 5-minute drive.

When you get the basics right in a family home like this, these homes can last a lifetime.

### Property Features

- Large 4-bedroom home
- One owner...so far
- Large wide kitchen
- Gas Stove.
- 2 separate large living areas
- Loads of storage in the bedrooms, linen, and pantry
- Tiles in the main area
- Doors to isolate the bedrooms at the back of the house.
- Side access for ease
- Gated
- Privacy Hedges
- Low maintenance garden
- Quiet Street
- Public Park a few steps away.
- Double Garage
- Close to Manning Clarke Tram Stop

### Property Numbers

Internal Living: 178 sqm

Garage: 38 sqm

Build Year: 2004

Rates: \$853 approx. per qtr.

Land Tax: \$1,611.50 approx. per qtr. (for investors only)