











1 Sarre Street, Gungahlin

# Spacious Living in the Heart of Gungahlin

Located in the heart of Gungahlin is this spacious single level three bedroom, two bathroom, double garage home providing the perfect blend of comfort, space and lifestyle and now looking for its next owner.

Stepping inside the home you are greeted by a front lounge area that flows seamlessly into the central hub complemented by the open plan kitchen and meals area allowing for the whole family to spread out and at the same time still feel connected.

The home incorporates three well-appointed bedrooms, including the master suite and ensuite. The remaining two bedrooms are serviced by a modern central bathroom, making the layout ideal for families, guests, or shared living.

Stepping outside you have the choice of not one but two private courtyards. The main courtyard provides the perfect transition from inside to outside with a covered patio and easy-care garden with plenty of space to entertain and relax without the hassle of constantly gardening.

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**FOR SALE**
Auction

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LJ Hooker

If you are seeking additional privacy then feel through to stroll through to the rear of the house and enjoy the peace and quiet of the second courtyard.

Situated right on the doorstep of multiple transport options including the light rail, playgrounds, green spaces, schools and only a short walk to Gungahlin Town Centre.

With so much on offer this is one not to be missed. Inspect today!

Features Include:
• Multiple and spacious living areas
• Segregated master bedroom suite
• Two courtyards with easy care gardens
• Double automatic garage
• Exterior privacy wall
• Reverse cycle split system air conditioning
• No direct neighbours on both sides
• Excellent raised wicking system garden beds
• Covered entertainment area overlooking green spaces
• Direct access to public transport including light rail
• Walking distance to playgrounds, green spaces, schools and Gungahlin Town Centre

- Year Built: 2003
- Block Size: 393sqm
- Property Size: 192sqm | Living Size: 151sqm | Garage Size: 41sqm
- EER: 4.0
- Rates: $3,220 p.a.
- Land Tax: $5,807 p.a. (investors only)
- CUV: $469,000

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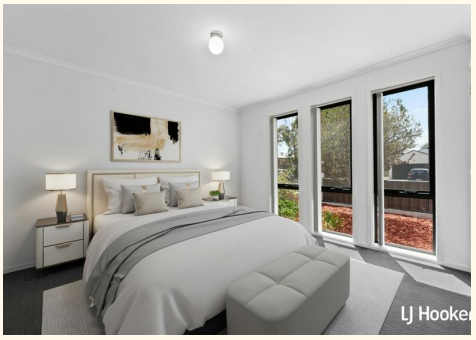
## MORE DETAILS

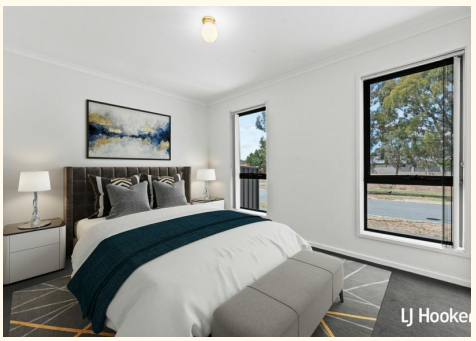
| | |
|---|---|
| Property ID | HNXHYF8H |
| Property Type | House |
| House Size | 192 m2 |
| Land Area | 393 m2 |
| EER | 4 |
| Including | Air Conditioning<br>Courtyard<br>Dishwasher<br>Outdoor Entertaining<br>Floorboards<br>Built-in-Robes<br>Remote Garage |













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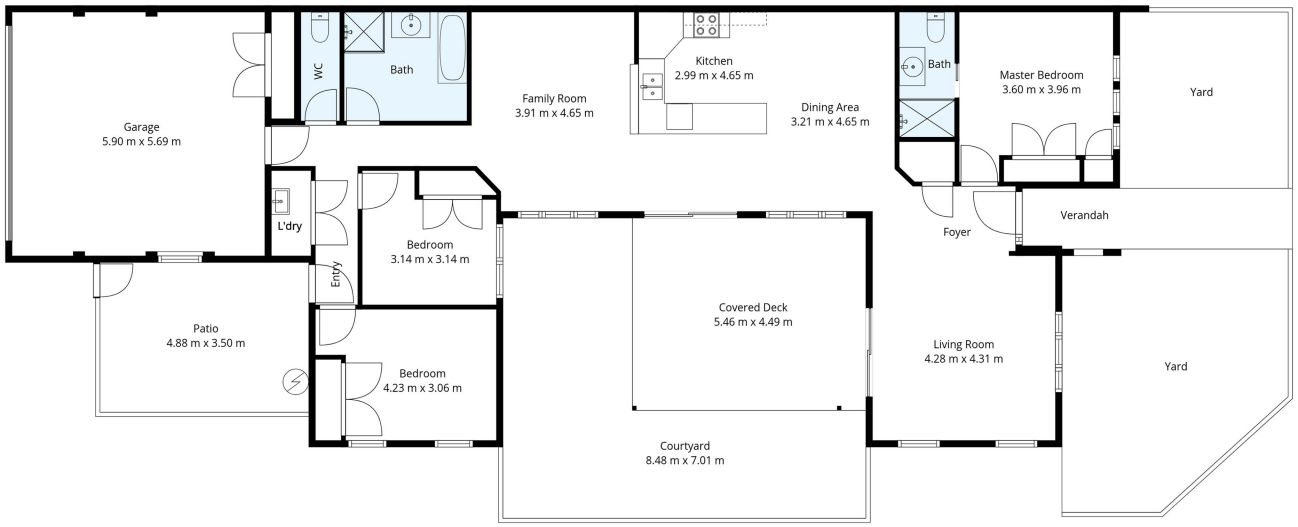


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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser.*
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