



Gungahlin, 25 Nellie Hamilton Avenue

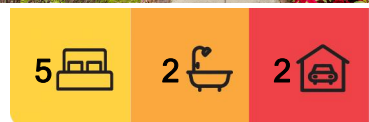
Separate Title Townhouse! Situated on a generous & private 580m2 block with established gardens. Inspect today!

A focus on flexible living. Discover your dream home in this beautifully presented five-bedroom home (or 4 bedroom plus a rumpus) where elegance and comfort are perfectly combined in a serene, nature-filled setting. This property is surrounded by established gardens with private hedge screening, offering a peaceful retreat just a short stroll from the picturesque Yerrabi Ponds. Plus, you'll be within walking distance of the vibrant Gungahlin Town Centre, where a variety of restaurants, cafes, and amenities are right at your fingertips.

The north-facing living areas are bathed in natural light, creating a warm and inviting atmosphere. These spaces seamlessly flow into a sunny alfresco area, perfect for relaxing while overlooking the immaculate gardens. This outdoor space, complete with a shade sail, is ideal for year-round enjoyment. The mature trees and a variety of blossoming plants,



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$1,025,000+

View
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LJ Hooker Gungahlin
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including camellias, azaleas, and magnolias, create a stunning, peaceful oasis that is just about to burst into full bloom.

The master suite is a true retreat, offering an elevated private balcony with views across lush greenspace, perfect for watching the kids play or simply soaking in the natural beauty. The master bedroom also features a ceiling fan, a walk-through robe, and an ensuite, providing comfort and luxury. The second, third, and fourth bedrooms are equally impressive, each complete with built-in robes and ceiling fans. Bedroom two and three share access to a second balcony, offering a tranquil spot to relax and enjoy the surroundings.

The stylish kitchen is a chef's delight, finished in neutral tones with a stone benchtop and ample storage space. A walk-in pantry ensures everything is organised and within easy reach. For added flexibility, a third living area or rumpus room provides a versatile space for kids, a teenager's retreat, or a cozy media room. This room also includes a ceiling fan for year-round comfort.

Throughout the property, features like powder room downstairs, ducted gas heating, downlights ensure your comfort. An undercover passageway from the garage to the house offers protection from the weather, while sliding door access from both the dining and rumpus rooms to the alfresco area enhances the indoor-outdoor living experience.

The main bathroom includes a relaxing spa, perfect for unwinding after a long day. Additional practical features include a storage shed, gardening box, irrigation system and fiber connection.

- 201sqm of living
- Separate Title (no Body Corp)
- North-facing living
- Beautiful, landscaped gardens
- Plenty of natural light throughout the home
- Private balcony off main with elevated views
- Ceiling fans in all bedrooms
- Walk-through robe, and ensuite to main
- Powder room downstairs
- Bedrooms 2, and 3, have built-in robes, ceiling fans, and access to a shared second balcony
- Neutral well-appointed kitchen, stone benchtop, ample storage, and a walk-in pantry
- Third living area or rumpus room with ceiling fan
- Spa in the main bathroom
- Ducted gas heating throughout
- Downlights for a modern touch
- Undercover passageway from garage to house
- Beautiful and immaculate gardens with mature trees and established plants. Camellias, Azaleas, Nandina Hedges, Pine Hedges, Weeping Cherry Blossom, Ornamental Plums, Magnolia and Snowball Bushes
- Storage shed & gardening box
- Irrigation system
- Sunny alfresco with shade sail
- Fibre to the premises



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- Short walk to Gungahlin's many shopping and dining options
- Short stroll to the light rail
- Easy access to the many parks and lifestyle choices Gungahlin offers

More About this Property

Property ID	34J9GCY
Property Type	House
House Size	201 m ²
Land Area	583 m ²
EER	4

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Ground Level



Upper Level

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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