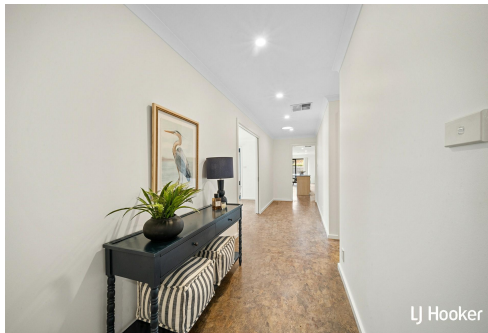




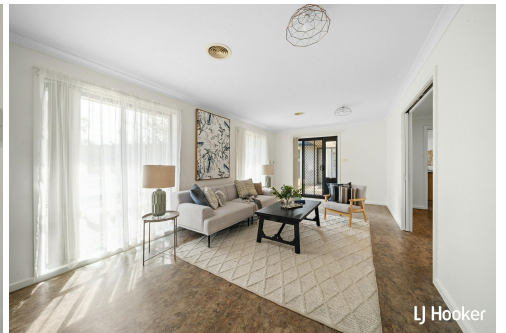
LJ Hooker



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Gungahlin, 26 Eva West Street

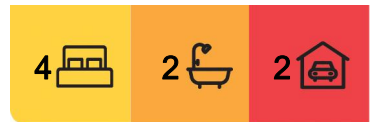
Spacious 4-Bedroom Home in Quiet Gungahlin Location - A Perfect Blend of Comfort and Convenience

Located just minutes from the Gungahlin Town Centre, this beautifully presented 4-bedroom home offers modern living in a peaceful, family-friendly street, with easy access to all the conveniences of Gungahlin and the surrounding natural beauty.

This home is perfect for growing families, downsizers, or anyone looking for a peaceful retreat just moments from all the amenities Gungahlin Town Centre has to offer.

Key Features:

- * 4 Spacious Bedrooms: Including a master bedroom with an ensuite and built-in robes for ample storage.
- * Generous Living Areas: Enjoy open plan living with direct access to a covered alfresco area, perfect for outdoor entertaining.
- * Ducted Gas Heating & Evaporative Cooling: Stay comfortable year-round with efficient



For Sale
Auction

View
ljhooker.com.au/HNZZTF8H

Contact
Kathy Komar
0455 891 351
kkomar@ljhbelconnen.com.au

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477



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.

climate control throughout the home.

- * Modern Kitchen: A large kitchen featuring plenty of storage, a gas cooktop, and a dishwasher, making meal prep a breeze.
- * Double Garage: Secure parking with internal access for convenience.
- * Freshly Painted: The home has been freshly painted, offering a fresh, modern look.
- * Single Level: ideal for downsizers looking for a home with space and easy accessibility.

Convenience and Amenities:

- * Gungahlin Town Centre: Just minutes away, offering a wide range of supermarkets, specialty food stores, pharmacies, banks, and more-making everyday life a breeze.
- * Growing Food and Beverage Scene: Enjoy a diverse selection of restaurants, cafes, and bars catering to various tastes and preferences.
- * Light Rail Access: Easily connect to the city center and other parts of Canberra via the light rail network.
- * Strong Sense of Community: Gungahlin boasts a warm community vibe with numerous parks, outdoor spaces, and local shops, all catering to residents' needs.

Nature and Recreation:

- * Proximity to Nature: Explore nearby nature tracks, enjoy wildlife, and immerse yourself in the area's green spaces.
- * Yerrabi Pond: Perfect for a relaxing walk, picnic, or simply enjoying nature.
- * Gold Creek Village: A great spot for outdoor activities and events, adding to the area's natural appeal.

Family-Friendly Environment:

- * Schools: A selection of excellent schools makes Gungahlin a fantastic choice for families.
- * Outdoor Areas: Numerous parks and green spaces provide ample opportunities for family enjoyment and recreation.

* Land Size: 491sqm

* Living Size: 182sqm

* Rates: \$3,032 p.a.

* Land Tax: \$5,098 p.a. (investors only)

* CUV: \$535,000

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

More About this Property

Property ID	HNZZTF8H
Property Type	House
House Size	182 m2
Land Area	491 m2
EER	4

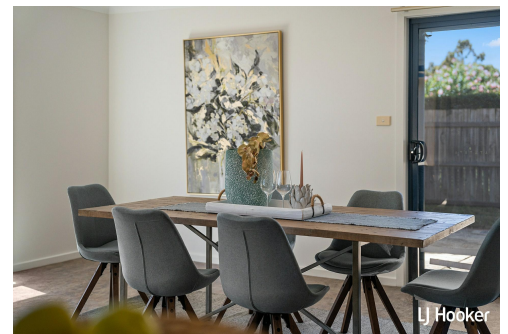
Kathy Komar 0455 891 351

Sales Agent | kkomar@ljhbelconnen.com.au

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Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

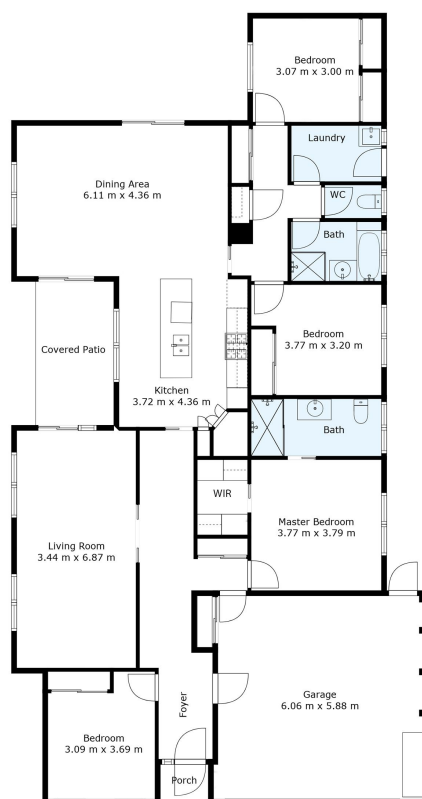
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26 Eva West Street, Gungahlin



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.