



7 Braggett Street, Gungahlin

Dynamic Duo

Located within 500m of the Gungahlin CBD and light rail, 7 Braggett Street is a unique proposition for owner occupiers and investors.

Refreshed and repainted, this exceptional home offers six bedrooms, three bathrooms, study and a large double lock-up garage.

It's literally two homes in one.




The upper level (7A) includes an open plan living, dining and kitchen, separate study, laundry, powder room as well as a balcony that overlooks the reserve.

With plenty of natural light, the kitchen is well-appointed with stone bench tops, gas cook top and electric oven.

Reverse cycle air conditioning and continuous gas hot water are also included.

Upstairs are four generous bedrooms, an ensuite and main bathroom.

The main home also includes a fully enclosed yard and a large double lock-up garage.

6  3  2 

FOR SALE

\$1,125,000-\$1,175,000

AGENTS

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AGENCY

LJ Hooker Gungahlin

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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.

 **LJ Hooker**

The ground floor (7B) includes a two-bedroom apartment with open plan living room and kitchen, a separate bathroom, euro-style laundry and an enclosed courtyard garden.

7B is currently rented at \$450 per week (to Feb 2026)

This is a very versatile property. You could live above and rent below, rent both properties or perhaps use the space below for a small business.

Your best point of contact for this property is:
Jeff Shortland on 0417 483 627 to arrange an inspection.

In brief:

Residence - Level 1 & 2:
4 bedrooms (all with built-in cupboards)
2 bathrooms plus powder room
Formal living
Balcony overlooking the park
Multipurpose room/study
Open plan meals area & kitchen
Stone bench tops
Gas cook top & electric oven
Dish washer
Internal laundry
Reverse Cycle air conditioning
Double lock-up garage
Enclosed backyard
CrimSafe security doors
Living area 143sq/m
Garage 48 sq/m
Rental assessment tbc

Ground level apartment:
2 bedrooms
Bathroom
Open plan living
Kitchenette
Euro-style laundry
Split system RCAC
Enclosed private courtyard
Living area 69 sq/m
Currently rented to Jan 2026 @ \$450 per week

Total living area 212 sq/m
Construction 2008
Land 255 sq/m
Rates \$2600
Land tax \$4300
UV \$363,000 (2024)



MORE DETAILS

Property ID 35PPGCY
Property Type House
House Size 212 m2
Land Area 255 m2
EER 5

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Ground Floor



First Floor



Second Floor

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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