







8 Devlin Street, Gungahlin

Two Spaces, One Title, Zero Body Corporate.

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Beautifully positioned in the heart of Gungahlin, this inviting four-bedroom residence delivers generous family living with an added feature that truly sets it apart - a separate studio at the rear, offering exciting flexibility for guests, extended family or potential short-stay accommodation.

Designed across two spacious levels, the main residence has a warm and welcoming feel from the moment you step inside. The ground floor brings everyday living together effortlessly, with an open-plan kitchen flowing into the dining and a seperate living areas to create one generous space for the whole family to enjoy.

Whether it is a quiet morning coffee, family dinners or entertaining friends, the layout has been designed to make everyday living feel comfortable and connected.

Upstairs, four spacious bedrooms provide a peaceful retreat away from the main living areas, offering plenty of room for growing families, children, guests or those needing additional work-from-home

4 3 2

FOR SALE
Please Call

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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.

space.

Outside, the low-maintenance backyard allows you to enjoy your weekends without the constant upkeep, while tucked privately at the rear is the separate studio, a fantastic addition with endless possibilities.

Use it as a private guest house when family and friends come to stay, a retreat for older children or extended family, or explore its potential as Airbnb-style accommodation for an additional income stream. It is the kind of extra space that can adapt as your lifestyle changes.

All of this is positioned within easy reach of Gungahlin Marketplace, cafés, restaurants, schools, public transport and the light rail, making everyday life wonderfully convenient.

Warm, spacious and incredibly versatile, 8 Devlin Street offers much more than a four-bedroom home; it offers flexibility, privacy and possibilities all in one address.

Features
- Four spacious bedrooms positioned upstairs
- Open-plan kitchen, dining and a seperate living areas downstairs
- Warm and practical two-level floorplan
- Separate studio positioned at the rear
- Fantastic guest house or extended-family option
- Potential for short-stay/Airbnb-style accommodation, subject to relevant requirements
- Private, low-maintenance backyard
- Flexible spaces for modern family living
- " Convenient Gungahlin location
- " Close to shopping, cafés, schools, public transport and light rail

Key Stats:
Living Size: 159m2
Total build: 351m2
Garage: 56m2
Studio: 56m2

- Block Size: 352m2
- Year Built: 2008

- EER - 4.5
- Rates - $2,760 p/q approx.
- Land tax - $4,709 p/q approx.

Disclaimer: All images have been digitally styled for illustrative purposes only. All information provided regarding this property has been obtained from sources we believe to be accurate; however, we cannot guarantee its accuracy. Interested parties should make their own enquiries and rely on their own investigations in relation to inclusions, figures, measurements, dimensions, layout, furnishings and descriptions.



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MORE DETAILS

Property ID	379BGCY
Property Type	House
House Size	250 m2
Land Area	352 m2
EER	4.5
Including	Air Conditioning Ducted Heating

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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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