



80 Mary Gillespie Avenue, Gungahlin

Location, Convenience in the heart of Gungahlin

A beautiful 3 bedroom townhouse. No Strata or Body Corp. This home has had modern fitouts and loads of storage.

Built in 2006. A time in Gungahlin where the appeal to move out to the North was driven by large spaces and single-title townhouses.

A modern kitchen update. Grass outside between the garage and house. Fenced front yard and 3 separate living zones that can be isolated - you have more room than you'd expect.

A nice open study nook along with 3 bedrooms upstairs. With the main bedroom with north facing balcony and ensuite and the other two large bedrooms sharing the main bathroom.

The downstairs area has a downstairs wash room for guests with the laundry as well.

A townhouse that is deceptively large, open space ready for you.

Property Features

- Townhouse with no Strata or Body Corp

3 2 2

FOR SALE
By Negotiation

VIEW
Sat 25th Jul @ 1:00PM - 1:30PM

AGENTS
Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

AGENCY
LJ Hooker Gungahlin
(02) 6213 3999

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

- 3 bedrooms, main bedroom with ensuite and north facing balcony
- 3 separate living zones downstairs (privacy door to separate)
- Modern updated kitchen
- Low maintenance backyard
- Fenced front yard
- 2 side by side garage along with shed
- Open Study Nook upstairs, not compromising one of the bedrooms
- North facing townhouse
- Parking on quiet lane
- Reverse Cycle Air Con in living area
- Across the road from the playground
- Close to Flemington Road, near tram

Year Built: 2006

Block size: 254 sqm

Internal Living Size: 153 sqm

Garage & Shed: 46.2 sqm

Total Living: 199.2 sqm

Strata: There is none, it is single title.

MORE DETAILS

Property ID	372XGCY
Property Type	House
House Size	153 m2
Land Area	254 m2
EER	4

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
cclough@ljhgungahlin.com.au

Troy Thompson 0408 694 917

Director / Licensed Agent ACT/NSW |
troy.thompson@ljhooker.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGALIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

80 Mary Gillespie Ave, Gungahlin

Produced by DIAKRIT