



Gungahlin, 89 Mary Gillespie Avenue

Stylish & Spacious Townhouse in Prime Gungahlin Location! No Body Corp!

An incredible opportunity awaits to secure this beautifully refreshed three-bedroom, two-bathroom townhouse in the heart of Gungahlin. Offering the perfect balance of space, style, and convenience, this stunning home is designed to impress.

Step inside to discover a thoughtfully designed layout featuring two separate living areas and an open-plan kitchen, living, and dining space that seamlessly flows to the backyard alfresco-ideal for entertaining. The master bedroom, conveniently located on the ground floor, boasts a walk-in robe and private ensuite, while upstairs, two generously sized bedrooms with built-in wardrobes share a well-appointed main bathroom.

Outside, a charming front courtyard and a large backyard provide multiple outdoor spaces to relax or host gatherings. The double garage ensures ample parking, with additional street parking available for guests. Positioned directly across from a serene park and just

3

2

2

For Sale
Under Offer

View
ljhooker.com.au/2GQQF9Q

Contact
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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922



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.

moments from Gungahlin Town Centre, this home offers unbeatable convenience with shops, cafes, schools, and public transport all within easy reach.

Features:

For further information or to book a private inspection, please give Lukas Cole a call on 0432 289 618.

- 3-bedroom, 2 bathroom double-story home
- Multiple living areas for relaxation and entertainment
- Dining area for casual dining
- Large kitchen with ample storage
- Built-in wardrobes in all bedrooms
- Master suite with ensuite
- Modern main bathroom and additional powder room
- Split air conditioning
- Low-maintenance, privately landscaped front and back courtyards
- Double lock-up garage with roller door access to backyard
- Ample storage throughout, including double storage areas
- Quiet neighbourhood near Flemington Road Corridor
- Easy access to public transport
- Short commute to Gungahlin Town Centre
- No body corporate fees
- Two street access points

Rates: \$3,091 pa approx

Land Tax: \$4,649 pa approx

EER: 4.0

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More About this Property

Property ID	2GQQF9Q
Property Type	House
House Size	149 m2
Land Area	322 m2
EER	4

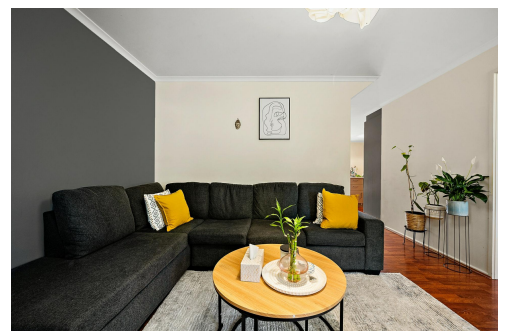
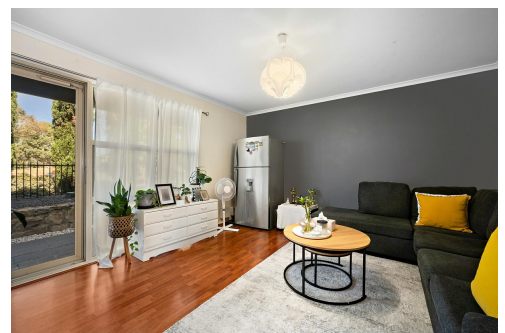
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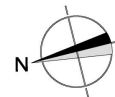
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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