



14 Wizard Street, Gungahlin

A Smart Move on Wizard Street

No body corporate fees - a standout advantage that sets this home apart from the rest.

Neat, stylish, and quietly tucked away, this double-storey home delivers low-maintenance living in a location that's hard to beat. Whether you're stepping into the market, downsizing without compromise, or securing a solid investment, this one stacks up.

The layout is practical, with living and dining downstairs and bedrooms privately positioned upstairs. The kitchen connects well with the main living area and opens out to a private courtyard - perfect for morning coffee or weekend catch-ups.

You'll stay comfortable year-round with split systems upstairs and down - one in the lounge and one in the main bedroom.

And yes, it's on Wizard Street - so expect a little magic in the way everything just works. Close to Gungahlin town centre, light rail, schools and parks, but still nicely removed from the hustle.

No tricks here. Just a smart, well-positioned home that makes sense from every angle.

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FOR SALE
\$610,000+

AGENTS

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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

Features:

- Double-storey design with light-filled interiors
- Open-plan living and dining area
- Functional kitchen with electric cooktop and good storage
- Two split-system air conditioners - one upstairs, one down
- Bedrooms privately positioned upstairs, both with built-in robes
- Main bedroom includes split-system air conditioning
- Downstairs powder room with toilet
- Private rear courtyard, ideal for low-maintenance entertaining
- Single lock-up garage with internal access - recently renovated with hybrid flooring, perfect for potential rental income
- No body corporate fees
- Rates: \$500 per quarter
- Insurance: \$460 per year
- Short walk to schools, parks, Gungahlin town centre and light rail

Proximity to Amenities:

- Gungahlin Town Centre - 3-minute drive
- Light rail stop - 5-minute walk
- Local parks and green spaces - within walking distance
- Burgmann Anglican School - 5-minute drive
- Harrison School - 4-minute drive
- Yerrabi Pond District Park - 6-minute drive
- Westfield Belconnen - 20-minute drive
- Canberra CBD - 18-minute drive
- ANU - 20-minute drive

MORE DETAILS

Property ID	35KSGCY
Property Type	Townhouse
House Size	96 m2
Land Area	112 m2
EER	5
Including	Air Conditioning Toilets (1) Open Plan Electric Cooking

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Sales Associate to Troy Thompson | ecardenas@ljhgungahlin.com.au

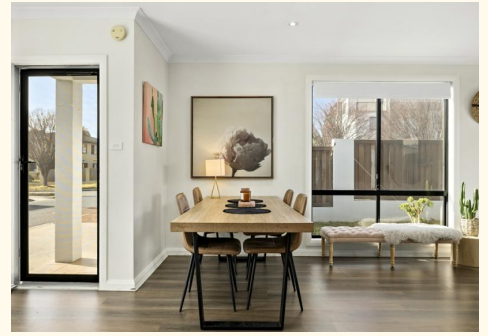
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Ground Floor



Upper 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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