



## Gungahlin, 15 Braggett Street

Peaceful, private, and picture-perfect - Separately titled Charming Townhouse.

Auction Location: LJ Hooker Auction HQ

Auction: March 26th, 5:30pm. LJ Hooker HQ.

Welcome to your future home nestled in the heart of Gungahlin! This delightful townhouse on Braggett Street offers an inviting and comfortable lifestyle for families or those seeking to enjoy the vibrant community atmosphere. With three spacious bedrooms and two well-appointed bathrooms, this property provides ample space for everyone to unwind. The dual garages offer convenience and additional storage options, making everyday life a breeze.

The spacious open-plan living area creates a warm and inviting atmosphere perfect for entertaining or unwinding after a long day. The modern kitchen boasts sleek cabinetry, premium appliances, gas cooking and ample bench space.



**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.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/2CV4FHK](http://ljhooker.com.au/2CV4FHK)

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**EER** ★★★★★

**LJ Hooker Canberra City**  
**(02) 6249 7700**

The generous bedrooms offer plush carpets, built-in wardrobes, and large windows that enhance the sense of space and light. The master suite is a private retreat, featuring an ensuite. With high-quality finishes, ducted heating and cooling, and thoughtful design throughout, this home ensures year-round comfort. Whether you're hosting guests or enjoying a quiet night in, the versatile layout caters to every lifestyle need.

Step into a backyard paradise designed for relaxation and entertainment! This stunning outdoor boasts a charming garden retreat that feels like an escape from the everyday. The covered alfresco area is perfect for year-round entertaining, whether you're firing up the BBQ or enjoying your morning coffee in the fresh air.

Gungahlin is renowned for its family-friendly environment, with an abundance of parks and recreational areas just a stone's throw away. This suburb boasts excellent connectivity to Canberra's central business district, along with a thriving local shopping precinct that caters to all your retail needs. Families will appreciate the proximity to quality educational institutions, ensuring your children have access to top-notch schooling options.

#### Key Features:

- ? North-west facing for optimal sunlight
- ? 3 spacious bedrooms with built-in robes
- ? Ducted evaporative cooling & heating for year-round comfort
- ? 2 bathrooms + additional downstairs powder room
- ? Designer kitchen with stone benchtops, gas cooktop, and premium SMEG appliances
- ? Large walk-in pantry for extra storage
- ? High 2.7m ceilings enhancing the sense of space
- ? 6.2 kW solar system for energy efficiency
- ? Electric shutters on bedrooms 2 & 3 for privacy & insulation
- ? NBN fibre to the premises for lightning-fast internet
- ? Security screen doors downstairs for added peace of mind
- ? Two garden sheds for extra storage
- ? Low-maintenance lawns & gardens
- ? Private courtyard perfect for outdoor entertaining
- ? 2000L water tank for sustainable living
- ? Cafe just metres away for your morning coffee fix
- ? Easy walk to clubs & restaurants for dining & entertainment
- ? Fantastic community with parks & walking trails nearby
- ? Easy access to the City, Belconnen, Woden & Tuggeranong

Don't miss this opportunity to secure a fantastic residence in one of Canberra's most sought-after suburbs. Whether you're looking to settle down or invest in a growing area, this townhouse is a perfect match. Act now and make this charming Gungahlin property your new home!

Property Address: 15 Braggett Street, Gungahlin. Canberra.

Home size: 120 m2 Total living space

Block size: 270 m2

Rates: \$505 per quarter (approx.)

EER: 5.0 stars



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## More About this Property

<b>Property ID</b>	2CV4FHK
<b>Property Type</b>	Townhouse
<b>EER</b>	5

**Tom Grenfell 0432 383 753**

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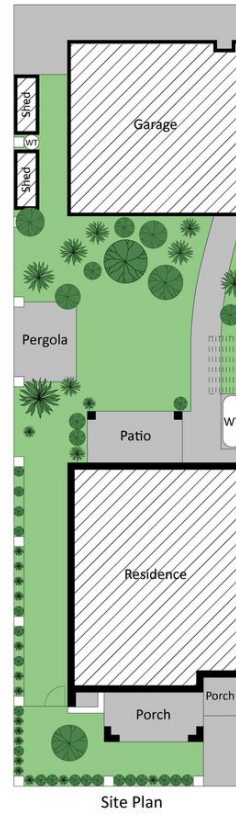
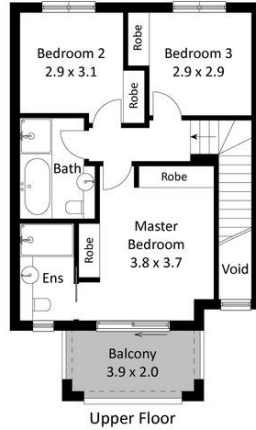
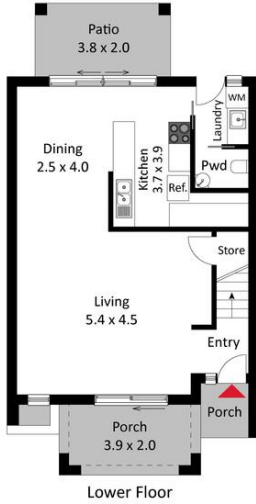
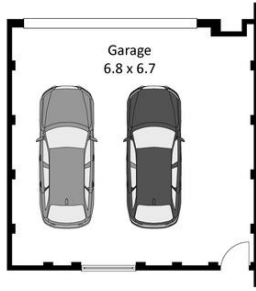
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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