



8 Gatty Place, Scullin

## This is a Great First Home!

This home is overflowing with potential to make it into a home you will be proud to own! It's really spacious, bathed in natural light. It has a huge rear garden with designated garden beds, entertainment covered areas and a workshop. It still has ample room for the kids and pets to go wild in and it's also large enough for extensions.

The home is a 3 bedroom plus ensuite home with an updated kitchen, and all the bedrooms have wardrobes.




With local schools nearby, shops and public transport plus natural walkways, this is a great spot to start home ownership.

Its vacant and will be sold at auction, so visit now to see!

### Features:

- Great back garden with garden beds, covered entertainment area, workshop and mature trees.
- 3 bed, ensuite spacious home
- Close to schools, shops and public transport
- Vacant and ready for new owner

- Land Size: 810sqm
- Living Size: 125sqm

3  2  1 

**FOR SALE**  
\$840,000

### AGENTS

Robert Murphy  
0414 734 185  
rmurphy@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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**

- Rates: \$3,089 p.a.
- Land Tax: \$5,463 p.a.
- Unimproved Land Value: \$514,000

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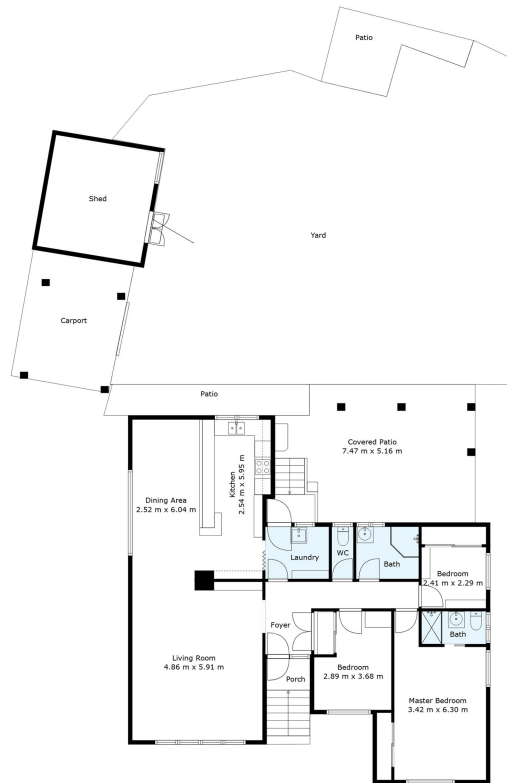
**MORE DETAILS**

Property ID	HP0J3F8H
Property Type	House
House Size	125 m2
Land Area	810 m2
EER	0.5

**Robert Murphy 0414 734 185**  
 Sales Agent | [rmurphy@ljhbelconnen.com.au](mailto:rmurphy@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**  
 Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*