



63 Mary Gillespie Avenue Gungahlin, ACT



### Separate titled home in the heart of gungahlin!

Nestled in the lively hub of Gungahlin, this charming 4-bedroom, 2-story home will excite Families and investors alike. With its dual living areas and bright, open-plan layout flowing seamlessly into the lush backyard, it's perfect for memorable gatherings. The well-equipped kitchen is ideal for family meals, while upstairs, the bedrooms offer ample storage, with the master boasting a spacious walk-in robe and ensuite. Close to Gungahlin's bustling business district, Light Rail, and bus stops, this home epitomises convenience in a friendly neighbourhood, offering an irresistible taste of the Gungahlin lifestyle.

#### Features Overview:

- Drenched in sunlight
- Double-story floor plan, separate title home
- Ideal location, walking distance to bus stops, trams and Gungahlin town centre
- High-quality Air BnB (always booked)
- NBN connected with FTTP
- Age: 18 years (built in 2006)

Inspect:

Saturday, 11th May 2024 10:00 - 10:30

Price:

\$859,000+



Jess Smith

0410 125 475



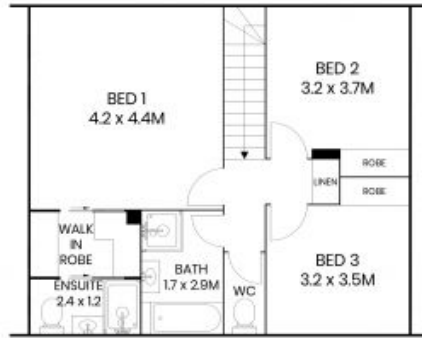
Shaye Davies

0459 140 665

63 Mary Gillespie Avenue  
Gungahlin



Lower Level



Upper Level



Site Plan



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. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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Lower Level



Upper Level



Lower Level



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.