

1/82 Wanganeen Avenue, Ngunnawal, ACT 2913



Townhouse For Sale

Thursday, 6 June 2024

1/82 Wanganeen Avenue, Ngunnawal, ACT 2913

Bedrooms: 2

Bathrooms: 1

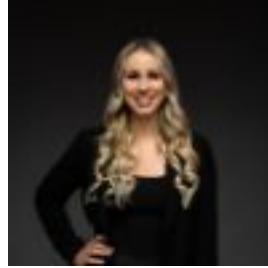
Parkings: 1

Area: 102 m2

Type: Townhouse



Tom Wiggins
0468771763



Jaimy Butler
0411957736

\$535,000+

What you see: Your first or forever home, this one ticks all of the boxes. Centrally located in the Gungahlin region with plenty of room for growth, this single level home is an opportunity not to miss. What we see: Your opportunity to make that yours. See more: Positioned on the corner with one adjoining neighbour. Kitchen featuring gas cooktop and oven. Master bedroom includes built-in robe. Additional bedroom includes built-in robe. Window furnishings throughout. Reverse-cycle heating and cooling. Landscaped and manicured yards. Single car garage. Within a 4 minute walk to Ngunnawal Village Shopping Centre. Within a 7 minute walk to Ngunnawal Primary School. Within a 2 minute drive to St. John Paul II College. Within a 3 minute drive to Casey Market Town. Within a 6 minute drive to Gungahlin College. Within a 7 minute drive to Gungahlin Town Centre. Within a 20 minute drive to Canberra CBD. Total area: 102m². Living: 80m². Block: 474m². Garage: 22m². Built: 1994. EER: 2.0. Rates: \$2,240 p.a. Land tax: \$2,967 p.a. Body corporate: \$2,248 p.a. Rental appraisal: \$540 - \$560 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.