

1 Noble Close, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 14 August 2023

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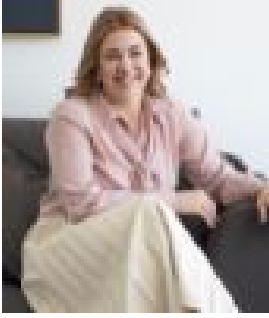
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 209 m2

Type: House



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\$690,000

This cleverly designed 3-bedroom home provides sun-drenched formal and informal living areas with extra high ceilings, whilst the kitchen has an abundance of meal preparation space and storage. The oversized main bedroom is perfectly positioned with a balcony that provides the ultimate setting for relaxation with distant views of the Gungahlin pond and mountain ranges. Located in a peaceful, leafy green street and only 5 minutes to schools, Gungahlin College and town centre, Yerrabi Pond and the recreation skate park, Gold Creek, golf course and the Lakes club. Features Overview:- North facing to the rear- Elevated, split-level floorplan, separate title home - NBN connected with FTTP- Age: 29 years (built in 1994)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 140.38 sqm (70.48 sqm upstairs and 69.90 sqm downstairs)- Alfresco: 6.93 sqm- Balcony: 5.18 sqm- Porch: 4.27 sqm- Garage: 21.90 sqm- Total residence: 178.66 sqm- Block: 209 sqm Prices- Rates: \$540.75 per quarter- Land Tax (Investors only): \$722 per quarter Inside:- Over-sized master suite with a built-in robe, study nook, ensuite and balcony- Spacious bedrooms, all with built-in robes- Large Main bathroom with bath, walk-in shower and separate toilet- Downstairs laundry room with WC- Formal front living room- North-facing open-plan living, dining and kitchen- Spacious kitchen with ample storage and bench space- Stainless steel appliances- Breakfast bar- Split system- Single-car garage with internal access Outside:- North-facing back Alfresco- Paved and grassed backyard with fire pit and seating area- Fully enclosed with secure fencing- Balcony with distant views of the Gungahlin pond and mountain ranges- Positioned on an elevated block in a quiet, leafy green street Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber and colorbond fascia- Gutters: Metal gutters- Window Frames: Timber and aluminium window frames- Window Glazing: Single glazed windows Ngannawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.