

10/6 Burrumarra Avenue, Ngunnawal, ACT 2913



Sold Townhouse

Friday, 1 September 2023

10/6 Burrumarra Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

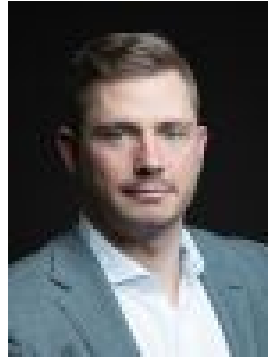
Parkings: 2

Area: 151 m2

Type: Townhouse



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\$705,000

Ideally positioned in the superior location of Ngunnawal, in the boutique 'Sovereign Hill' complex is this immaculately presented single level freestanding three-bedroom town home. Showcasing a functional floor plan, this home offers a convenient lifestyle in a peaceful and quiet setting. Accommodating two living spaces, generous kitchen with ample storage flowing out to the purpose-built entertainment area, master bedroom with a walk-in robe and ensuite, this home boasts both natural light and comfort. Perfect for first-home buyers, downsizers and investors alike. Conveniently positioned only a short drive to Gungahlin Town Centre, ideal school catchments including Ngunnawal Primary School, local shopping precincts and within walking distance to a multitude of recreational facilities. - Single level three-bedroom town home in a boutique complex of 10 units- Freestanding, no adjoining walls- Freshly painted and carpeted throughout- Spacious kitchen with gas cooktop, electric oven - Master bedroom with walk-in robe and ensuite - Well-sized bedroom two and three with built-in robes- Full-size laundry room with rear access- Reverse cycle split system to the main living space- Ducted gas heating - Rear entertainment space with access off the family room- Huge space for extra storage or workshop underneath the home- Large courtyard with double side gate access - Double lock-up garage with remote and internal access- Favourable northeast to the rear aspect - NBN connected fibre to the premises (FTTP)- Energy Efficiency Rating 4.0- Rental return \$580 - \$620 approx. - 111.43 sqm living, 39.63 sqm garage, 151.06 sqm total- Close proximity to Ngunnawal Shops and Ngunnawal Primary School, central to both Casey Market Town and Gungahlin Town Centre, and local recreational facilities including the Gungahlin Lakes Golf and Community Club. General Rates: \$1,861.50 approx. per annum Land tax (investors only): \$2,560.04 approx. per annum Body corporate fees: \$3,409.36 approx. per annum