

# 10 Gunyan Place, Ngunnawal, ACT 2913



## House For Sale

Friday, 2 February 2024

10 Gunyan Place, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Auction - 28/02/2024

Located in a quiet and elevated position in a family friendly suburb, discover this beautifully presented, single-level, three-bedroom home with a renovated kitchen, new paint and new LED downlighting. This is an appealing option for those searching for an easy-care lifestyle often associated with townhouse living, but without the hassle and expense of on-going strata levies, as the home is both separate title and completely free-standing. There are 2 separate living areas and a kitchen making up the front and middle of this abode. The internal access to the garage opens next to the kitchen, which is super convenient when arriving home with the food shopping. There is a door in the family room that provides access to the rear yard and timber entertainment deck, extending your living options. All bedrooms are located at the rear, away from any possible road noise, and the mature hedging at the rear ensures only the sunlight can find its way in. The ensuite-style bathroom has convenient 2-way access from the main bedroom, as well as the hallway. Make sure to watch our detailed, uncut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. Features overview:

- Separate title, free-standing courtyard home
- Block orientated perfectly North/South
- Elevated above street level
- Positioned in a quiet loop street with little through traffic
- Fully single-level floorplan
- Two separate living areas
- All bedrooms at rear of home for privacy and separated from the living areas
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing

Offers before auction (above the published guide price) are welcomed

The Numbers (approx):

- Living area: 97m<sup>2</sup>
- Rear deck: 14 m<sup>2</sup>
- Double garage: 36m<sup>2</sup>
- Block size: 327m<sup>2</sup>
- Age: 26 years (built March 1998)
- General rates: \$2,489 p.a.
- Water rates: \$740 p.a.
- Land tax (investors only): \$3,839 p.a.
- Conservative rental estimate (unfurnished): \$650/per wk
- EER (Energy Efficiency Rating): 6 stars (out of 6 stars)

Inside:

- New paint throughout the house and garage
- New LED downlighting throughout
- Renovated kitchen with stone bench tops, electric under bench oven, 4 burner gas cooktop, externally ducted rangehood, under bench dishwasher, double sink and ample storage options
- Mixed flooring, including carpets in front living area, hallway and bedrooms; tiles in the family room, kitchen and wet areas
- 2 separate living areas with full length windows, allowing in bright sunlight, with internal energy efficient honeycomb blinds
- Main bedroom has a full-length window overlooking the rear yard, mirrored sliding door wardrobe, ceiling fan, thermal curtains and sliding door access to the bathroom
- Ensuite-style, 2-way bathroom with shower, vanity with mirror, bath, window for ventilation and exhaust fan
- Separate toilet room with external vanity
- Bedroom 2 has 2-door built in wardrobe, ceiling fan, thermal curtains and full-length window overlooking the rear yard and deck
- Bedroom 3 has a single wardrobe, large window overlooking the side yard, with block-out honeycomb blinds and sheer curtains
- Separate laundry room with corner tub, shelving, and access to rear yard
- 2-door linen cupboard in hallway
- Ducted gas heating and wall-mounted reverse-cycle unit in family room
- NBN connected (FTTP)
- Crimsafe steel mesh security doors at the entry and rear door to deck
- Double garage with remote controlled doors, internal access and external access door to rear yard

Outside:

- Elevated side of the street
- External security shutters on rear windows
- External blinds on east and west-facing windows
- Timber deck at entry and also extending from the rear family room to back yard
- Mature trees and plants in front and rear (no grass to mow)
- Fully enclosed rear yard, so pet friendly
- Gas hot water system
- Clothesline
- Cat enclosure with internal access cat door (which can either stay with the property or be removed if preferred)
- Room in driveway for more vehicles

Construction info:

- Concrete slab
- Brick veneer external walls
- Timber truss roof framing
- Concrete roof tiles
- Aluminium window frames with single glazed windows

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates