

10 Maynard Street, Ngunnawal, ACT 2913



Sold House

Friday, 11 August 2023

10 Maynard Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 367 m²

Type: House

\$790,000

This home has all the key elements for a first home, young family or downsizer, and you will just love the location across the road from a large park, so all you need to do is to turn the key, step inside and enjoy. The main bedroom is segregated from the other bedrooms and includes a walk-in-robe and ensuite. With two separate living areas, an outdoor area and a spacious backyard, the home provides plenty of space and comfort for the whole family to stretch out and unwind. The kitchen is ideally positioned in the heart of the home and includes a gas cooktop, electric oven, rangehood and breakfast bar. The kitchen is perfectly situated to allow you to prepare meals whilst keeping an eye on the kids or pets as they play in the private and enclosed backyard. The outdoor area can be accessed via the living area, allowing seamless flow from the indoors to outdoors. This space is perfect for entertaining guests, having your neighbours over for a few bevies or just to relax and unwind after a long day. Additional features include double garage with internal access, ducted gas heating, separate laundry, multiple living areas and a spacious private backyard. This home is close to arterial roads, the Gungahlin and Casey Marketplace, Ngunnawal Primary School and a short distance to sportsgrounds, shopping and restaurant precincts, parkland and a short drive to Belconnen Town Centre and the City. The perks:

- 3 bed, 2 bath, 2 car design
- Segregated main bedroom with walk in robe and ensuite
- Large family friendly backyard with plenty of space for kids and pets to play
- Easy maintenance garden
- Ducted gas heating
- Multiple living areas including formal lounge, meals and family area
- Kitchen with breakfast bar, gas cooktop, electric oven, plus ample storage and benchspace
- Separate laundry with external access
- Double garage with internal access
- Private and enclosed backyard
- Parkland and playground across the road
- Short distance to schools, Gungahlin and Casey Marketplace, cafes, restaurants and the City

The numbers:

- Internal living: 113m²
- Garage: 38m²
- Block: 368m²
- Land value: \$400,000 (2022)
- Rates: \$2,287
- Land tax: \$3,344 (investors only)
- EER: 4 stars
- Build: 1996