

10 Tarra Place, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 14 August 2023

10 Tarra Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 366 m2

Type: House



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\$825,000

Offering a well-thought-out floor plan that provides two separate living areas. This stunning 3-bedroom home provides ample natural light throughout with North-facing, open-plan living. Each bedroom is well proportioned with an ensuite and walk-in robe to the main and built-in robes to bedrooms 2 & 3. Ducted reverse cycle heating and cooling, instant gas hot water plus an alfresco entertaining area. Close to local shops, schools and public transport for your convenience, it is ready for new owners immediately. Features Overview:- North facing to the rear- Elevated, single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 25 years (built in 1998)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 111.83 sqm- Alfresco: 17.20 sqm- Porch: 3.32 sqm- Garage: 36.23 sqm- Total residence: 168.58 sqm- Block: 366 sqm Prices- Rates: \$567 per quarter- Land Tax (Investors only): \$771 per quarter- Conservative rental estimate (unfurnished): \$600 - \$620 per week Inside:- Segregated master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath and separate toilet- Laundry room with external access- Formal living room with ample natural light- North-facing, open-plan living and dining- Kitchen with ample storage, stainless steel appliances and breakfast bar- Glass sliding doors through to the back alfresco- Ducted reverse heating and cooling - Instantaneous gas hot water- Double-car garage with ample storage/work space and internal access Outside:- Large, North-facing, back paved alfresco area- Mature and easy-to-maintain gardens- Side gate access Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Aluminium window frames- Window Glazing: Single-glazed windows- Wall Insulation: Thermal insulation value approximately R-1.8- Roof Insulation: Thermal Insulation value approximately R-3.0 Nggunawal 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.