

**101 Burrumarra Avenue, Ngunnawal, ACT 2913**

home by holly

**Sold House**

Friday, 11 August 2023

101 Burrumarra Avenue, Ngunnawal, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

**\$590,000**

#soldbyash #soldbysally \$590,000 Light is drawn deep into the home via stunning skylights and large glazing that capture the northern and eastern sun. A continuous paired-back neutral palette of white on white extends invitational serenity and there is easy flow to private courtyards. Bounded by green spaces including reserve, whisper close to the Gungahlin town centre, this relaxed two-bedroom townhouse offers free title and a lovely spatial arrangement. The central open plan social arena flows to sunny bedrooms that occupy either end of the home, overlooking native gardens. Nestled within a private oasis, the form is light brick with classic pitched roof, large picture windows. A plethora of native plantings populate the front courtyard, providing a shade dappled entryway into the open plan living, dining, kitchen. While to the rear a private driveway ushers to single garage with internal access. Light and bright, the central social hub engenders a feeling of openness and generosity of space. The northern aspect proffers a warming continuity of daylight, with large window maximising the green outlook to curated native garden. There is ideal drift to outdoors allowing for a tranquil connection with nature, perfect for both quiet contemplation and entertaining with family and friends. The linear kitchen overlooks the dining area proffering a wonderful sociability, with long benchtop providing plenty of additional seating. A warm focal point of the home, this contemporary space is both robust and minimally elegant. Banks of cabinetry and luxe appliances take care of the hard work...think, easy family meals, extravagant dinner parties spilling to garden. Two well-proportioned bedrooms, both with built-in robes for seamless storage are ideally sequestered with a nice spatial separation. Northern sunlight washes the front bedroom with golden light, while the second bedroom is peacefully imbued with the visual softness of its rear garden outlook. Completing the single level floorplan is a beautiful contemporary bathroom with deep relaxing tub. There is a convenient laundry within the garage and notable sustainable advantages with insulating blinds. Electric reverse cycle heating and cooling provides all year-round comfort. Ngunnawal is one of Canberra's northernmost suburbs, known for its community vibe and family friendly values. The home is surrounded by green areas, playgrounds and it is an easy walk to the Bicentennial National Trail. It is also within walking distance to schools, close to both Casey and Ngunnawal shops and F45 Ngunnawal. The town centres of Gungahlin and Belconnen are just minutes away, connecting you to a myriad of dining, shopping, and entertainment options. There are plenty of good schools at hand, including Gold Creek Primary and High School. The home is a mere 12kms from the ANU and the CBD..features.peaceful two-bedroom townhouse overlooking front and rear courtyards.separate title (no body corporate).convenient, low-maintenance lifestyle .open plan living, dining, kitchen flooded with northern light and feature skylight .well-appointed kitchen offering a gas cooktop, dishwasher, breakfast bar, and ample storage..well-proportioned bedrooms equipped with large built-in robes.modern bathroom.private, landscaped rear courtyard – suitable for petseasy care native gardens.single garage with internal access .space for two cars at the back plus abundant free parking at the front .perfectly located within 5-minute drive to Casey Market Town and a short trip to Gungahlin Town Centre.electric reverse cycle cooling & heating.laundry & storage within garage.insulating blinds.NBN connected.single level .perfect north-easterly orientationLocation:.bus stop is right out your front door.2-minute stroll to Casey Market Town with local supermarket, Medical Centre, child care and cafe .short trip to Gungahlin Town Centre,.2-minute walk to The Bicentennial National Trail.close proximity to schools.short drive to the Casey shopping centre and Gungahlin Town centre offering a plethora of restaurants, cafes, bars .surrounded by green spaces, playgrounds and close to reserveEER: 6Living size: 73m2 + 22m2 garage Year built: 2014 Land size: 162m2 approx. Land rates: \$2,031 approx. p/aLand value: \$310,000 approx.