

103 Kavangal Circuit, Ngunnawal, ACT 2913

House For Sale

Thursday, 6 June 2024



103 Kavangal Circuit, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 296 m2

Type: House



Mandeep Singh

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By Negotiation

This impressive home offers single level living in a prime location close to all local facilities. As you enter this modern home, you are welcomed by a formal living area at the front of house to entertain among family and friends. Making your way through this wonderful home the family living area feature large north-east facing windows for maximum sunlight. The contemporary gourmet kitchen stands as the focal point of the home, equipped with modern cabinetry, glass splashback, and stainless-steel appliances. Delight in the culinary experience and meal preparation at the kitchen island bench, providing a space for the entire family to come together to build memories for life. The open-plan family area seamlessly connects the kitchen to the dining area and then leads to spacious backyard, creating a harmonious blend of indoor and outdoor living to enjoy on daily basis. The main bedroom features a large east facing window, complemented with walk-in-robe and ensuite for daily convenience. The additional two bedrooms with their own built-in robes are located nearby and serviced by the fabulous main bathroom. This home is exceptionally low maintenance fitted with artificial turf and pavers. This property is always presenting impeccably and nothing much required to maintain apart from enjoying living in it on daily basis. Ngunnawal has set its reputation as a family-oriented suburb in the Gungahlin region, well located near fantastic schools, playgrounds, dog parks, and nearby shopping precincts. With Casey Market Town and Gungahlin Marketplace just minutes away, a plethora of amenities and dining choices will be easily accessible to you on daily basis. This delightful residence proposes a haven for comfortable living and is the ideal for starting a family or for those looking at downsizing. This property is ready for you to call home if you are looking to buy a quality property. Call us now to view this modern home before it's too late.

Property Features Include: 6.6kw Solar system installed
Single-level residence with two spacious living areas
Contemporary kitchen with modern cabinetry
Stone benchtop & glass splashback
Open plan family living & dining area
Three good size bedrooms
Main bedroom with walk-in-robe & ensuite
Modern main bathroom with separate toilet
Ducted air-conditioning system
Low maintenance front & backyard with artificial turf
2-Minutes' walk to Kavangal Circuit Playground
5-Minutes' drive to Casey Market Town
10-Minutes' drive to Marketplace Gungahlin
15 to 20 Minutes' drive to Canberra City
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