

**11 Lark Place, Ngunnawal, ACT 2913**



**House For Sale**

Thursday, 16 May 2024

11 Lark Place, Ngunnawal, ACT 2913

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 598 m2**

**Type: House**



Tim Russell  
0262411922



Jackson WhiteBrettell  
0426836516

## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Welcome to your new family home at 11 Lark Place, Ngunnawal! Step into a world of comfort and convenience with this compact, beautifully renovated 4-bedroom, ensuite home nestled on 598m<sup>2</sup> of prime land. Definitely the perfect blend of modern living and practicality with a double garage and not just one, but two versatile studios at the rear of the property! Whether you're dreaming of a home office, a creative space, or a cozy retreat, these studios offer endless possibilities. A covered alfresco dining area overlooking the spacious rear yard, lets you entertain in style. Ideal for hosting gatherings or simply enjoying a quiet evening BBQ with the family. Kids and pets will love the great-sized yard, offering ample space for play and relaxation. The home is very well located at the end of a cul-de-sac with easy-care gardens and a welcoming homely street presence. You really will feel right at home. Don't miss your chance to make this beautiful home your own – seize the opportunity and call today. Perfectly designed for the modern family lifestyle. Looking to call Ngunnawal home.... Discover the charm of 11 Lark Place today! Please speak with Tim Russell at 0416 087 834 or Jackson White Brettell at 0421 479 376 for further information or a private inspection. Features include: Bosch security alarm Crimsafe screens Remote controlled irrigation system for lawn and garden Pyrolytic oven Electric roller shutters Four bedrooms Renovated Ensuite and Bathroom 1 Car Carport 2 Car Garage Ducted Gas heating Evaporative cooling Timber floors 2 Versatile studios at the rear of the garage. 598m<sup>2</sup> of land Gas cooking Rates: \$2,490 pa approx Land Tax: \$3,433 pa approx EER: 3 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.