

119 Kavangal Circuit, Ngunnawal, ACT 2913

STONE

House For Sale

Wednesday, 8 May 2024

119 Kavangal Circuit, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 229 m2

Type: House



Kris Hellier

0413799700

\$745,000+

A WORD FROM OUR SELLERS;"Our beloved semi-detached home is nestled snugly on a tranquil street, surrounded by fantastic neighbours who've become like family. We've poured our hearts into creating a space that's both welcoming and convenient, with a front and rear yard that's easy to maintain, allowing us more time to enjoy the things we love. Stepping inside, you'll find a layout that's been carefully designed with comfort in mind. The master suite, where we've enjoyed countless peaceful nights, sits at the front of the house. Its spaciousness, complete with a walk-in wardrobe and an ensuite, has been our sanctuary after long days. In the heart of our home lies the kitchen, where we've whipped up countless family meals and shared stories over dinner. The open-plan living and dining area has seen celebrations, movie nights, and moments of quiet reflection, seamlessly flowing out to the alfresco and backyard, where we've hosted barbecues and enjoyed lazy afternoons in the sun. We take pride in our home's energy efficiency and the freedom from body corporate fees, knowing that we're keeping our expenses in check while enjoying modern comforts. And when we crave a change of scenery, a stroll down Burrumurra Avenue leads us to a recently refurbished park, where our dog has made friends with the local kids. For our daily needs, Casey shops are just a short drive away, offering everything from groceries to dining options and essential services. It's a community we've come to love, with amenities that cater to our every need, making it the perfect place to call home for both us and potential future owners."

Residence: 107.9sqm (approx.)
Garage: 20.00sqm (approx.)
Alfresco: 16sqm (approx.)
Total: 144sqm (approx.)
Block: 229sqm

- Generous, open kitchen with gas cooktop, electric oven and dishwasher
- Reverse cycle split system installed
- Built in robes to all bedrooms
- Large master bedroom with walk in robe and ensuite
- Beautiful modern bathrooms, main with bath and separate toilet
- Instantaneous gas hot water
- Spacious open plan living and dining area
- Large sliding door to backyard
- Lovely alfresco perfect for entertaining
- Secure low maintenance garden, ideal for pets and children
- Separate laundry with space for a washer and dryer as well as external access
- Garage with remote controlled roller door and internal access
- Amazing location near to a range of schools, reserves, parks and public transport options, Casey Market Town and the Gungahlin Town Centre

Rates: \$2,231.86 per annum (approx.)
Land tax: \$3,194.28 per annum (approx.)

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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 to make further enquiries.