

12 Bamir Square, Ngunnawal, ACT 2913



Sold House

Thursday, 1 February 2024

12 Bamir Square, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 304 m2

Type: House



Jack Wilson
0402367713



Chris Wilson
0418620686

\$728,000

Sold Prior to Auction Positioned in a quiet, family friendly cul-de-sac is this unique, north facing, cottage home, which enjoys high ceilings and has been updated internally with modern conveniences and contemporary finishings. A private courtyard and covered deck to the front of the home is framed by a white picket fence, camellias and flowering star jasmine while being shaded by the canopy of a beautiful Robinia tree. The open plan living area which flows seamlessly to the entertainer's covered deck is overlooked by the updated galley style kitchen. The feature golden double sink and tap ware set the scene for a kitchen sure to impress the most accomplished of cooks. Including modern appliances including large gas cooktop, electric oven and Bosch dishwasher, they are complemented by ample bench and cupboard space to deliver a kitchen package that requires no further additions. The intelligent floorplan separates the bedrooms from the living areas to allow the baby to sleep soundly in the nursery of bedroom three while parents catch up on a long day. Bedroom two is of good size overlooking the rear courtyard through a large window and includes a large built-in robe. The extra-large main bedroom is undoubtedly going to be appreciated, offering not only large built-in robes but a separated study or sitting area. Extending effortlessly to the private grassed rear courtyard which is shaded by a neighbouring Japanese maple, you are awarded another outdoor haven to enjoy a morning coffee or evening wine. The main bathroom has also been tastefully updated and includes a bathtub, new vanity and contemporary finishings. High-pitched roofing provides additional attic storage while ducted gas heating, multiple split system air conditioners and ceiling fans in each bedroom ensure year-round comfort. Tucked away in a quiet cul-de-sac but so close to all desired amenities, this location is sure to be appreciated. The local Ngunnawal shops are a mere 250m away where Spar Express and a local pharmacy will be sure to provide the necessities on short notice while one of the best shopping malls in Canberra, Casey Market Town, is less than 2 kilometres away. Gungahlin Town Centre and arterials into the city are both easily accessible, as well as plenty of public transport options. This truly is an exceptional offering you will be proud to share with family and friends. Whether you're a first home buyer, family, downsizer or investor, do not delay your enquiry and book an inspection today.

Features:

- North facing
- Quiet family friendly cul-de-sac
- Updated kitchen and bathroom
- Updated engineered Hickory wood flooring throughout with carpet in bedrooms
- Ducted gas heating
- Split system A/C in living area and main bedroom
- Ceiling fans in bedrooms and main living area
- Plenty of storage including a large attic
- Great location close to Casey Market Town and Gungahlin Shopping Precinct
- Established foliage including large Robinia in front yard, plus multiple lemon and orange trees
- In-ground irrigation to front and rear lawns and gardens
- 2 x Hiplok Airlok wall-mounted bike locks and hangars in enclosed car port

UCV: \$386,000 Block Size: 304m² House Size: 105m² (approx.) Year of Construction: 1994 EER: 3.5 Outgoings: General Rates: \$589 p/qtr (approx.) Land Tax (investors): \$880 p/qtr (approx.)

Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.