

# 12 Dyurra Gardens, Ngunnawal, ACT 2913



## House For Sale

Thursday, 15 February 2024

12 Dyurra Gardens, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 158 m2**

**Type: House**



Carly Clough  
0262133999

## **Auction, Sat 9th Mar at 11:30am**

Auction Location: On-Site Words Straight from the owner. Bidding a fond farewell to this beloved home that has been a cherished haven for years. A Custom built Symphony Home property - It will be hard not to get an immediate emotional connection when you walk in. You will see how there has been countless moments of joy and togetherness for the family. Picture a childhood filled with laughter and adventures - from playing in the cubby house to tending to the fairy garden, every corner of this property has witnessed the growth and happiness for the kids. Safety and supervision were never an issue, as the living areas offer panoramic views ensuring parents could keep a watchful eye on their little ones. Nestled amidst tranquility and privacy and backing the golf course, with only one neighbour, this residence offers a serene retreat from the hustle and bustle. The street exudes a sense of community spirit, with festive Christmas parties and friendly basketball games, reminiscent of the quintessential Ramsey Street charm of Ngunnawal. Unique in every aspect, there's nothing quite like it. Step inside to discover a beautifully renovated kitchen boasting a modern country feel, where culinary adventures await. The bedrooms and living areas are thoughtfully segregated, offering both privacy and functionality. Spanning across 159m<sup>2</sup> of living space on a generous 583m<sup>2</sup> block, this home boasts features such as solar panels and ducted heating and cooling, ensuring comfort and efficiency year-round. Prepare to be embraced by warmth and comfort the moment you step through the door - this home welcomes you like a big, warm hug. Don't miss your chance to make it yours! Backs Golf course 3brms and 2 bathrooms Views from all windows to backyard Symphony Homes Heating and Cooling Established garden and cubby house BBQ area Privacy Double Garage