

**12 Jandamarra Street, Ngunnawal, ACT 2913**



**Sold House**

Saturday, 4 November 2023

12 Jandamarra Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Jason El-Khoury  
0262091723

**\$680,000**

Enjoy a convenient lifestyle as you step into the residence at 12 Jandamarra Street. Positioned in a quiet location close to the local Ngunnawal school, this fully single level dwelling is the easy care and low maintenance lifestyle you have been seeking, plus its available for immediate occupation. The home is fitted with multiple solar panels, a feature that will significantly reduce your electricity bills, surely a big value-add for any busy family. The enclosed garage has been cleverly transformed into an additional living space, this multipurpose area offers flexibility so could be a WFH space, rumpus, gym, hobby room etc. One of the standout features of this property is its location as it's just 200 meters away from the local Ngunnawal primary school and oval, making it an ideal spot for families with children. The property is also away from any busy roads ensuring a peaceful and safe environment for you and your loved ones. The community is friendly, and the neighbours are welcoming, making this an excellent place to call home. Benefits for investors – early access is also available to your property manager so tenants can view the home and be pre-signed prior to settlement meaning no vacancy and an income stream from day 1. Benefits for live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen so you can be living in your new home prior to settlement, maybe even for Christmas? To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

**Features overview:**

- Situated in a quiet street, 200 metres from local school
- Fully single level floorplan
- Northerly facing, light filled living area
- Vacant possession (no need to wait for tenants or owners to relocate)
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing

**The Numbers (approx):**

- Living area: 96m<sup>2</sup>
- Garage: 20m<sup>2</sup>
- Total: 117m<sup>2</sup>
- Block size: 285m<sup>2</sup>
- Age: 26 years (built 1997)
- Unimproved land value: \$376,000 (2023)
- General rates: \$3,433 p.a.
- Land tax (investors only): \$2,315 p.a.
- Rental estimate range (unfurnished): 600/wk
- EER (Energy Efficiency Rating): 5.5 stars with the potential for 6 stars

**Inside:**

- Freshly painted throughout
- New carpets in bedrooms
- New blinds throughout
- Kitchen with 1.5 bowl sink, BOSCH induction cooktop (gas is connected to the house should you wish to convert it), electric oven, ample storage & large fridge space
- North/easterly facing main living area with direct sliding door access to backyard
- Living area with Panasonic split air conditioning system installed 2021
- Separate dining room off the kitchen
- Generous main bedroom with an outlook to the yard & triple door built in robes
- Bedroom 2 has an outlook to the yard plus two door built in robes
- Double door built in robes in bedroom 3
- All 3 bedrooms with ceiling fans
- Bathroom with corner shower, vanity, mirrored shaving cabinet, heat lamps and fan
- Additional separate powder room
- Laundry room with tub & easy access to clothesline in yard
- Original single garage now converted into multi-purpose room with power, lighting, timber look laminate flooring underfoot & extra storage space (can easily be reconverted back into a garage if required)
- Linen closet with shelves
- Energy Efficient LED downlights throughout
- NBN connected – FTTP (fibre to the premise)

**Outside:**

- 2 solar panel systems installed in 2021 - SolarEdge Panels 17xLG Neon H 380W (LG380N1C-E6) 6.46kW system with 25 year product warranty installed by SolarHub with SolarEdge • SE5000H Inverter (12 year warranty) and SE Energy monitor with app for remote monitoring
- New insulation added in 2017
- Long driveway to fit 2 extra vehicles
- Gravel space for additional parking options
- Established, easy care front gardens
- Large outdoor pergola off the living area to extend your living options
- STIEBEL ELTRON WWK 302H energy efficient heat pump hot water system installed 2021
- Side gate access to yard

**Construction info:**

- Concrete slab
- Brick veneer external walls with R1.5 insulation
- Timber truss roof framing with R5.0 insulation
- Concrete roof tiles
- Colorbond fascia's and gutters
- Aluminium window frames with single glazed windows

**The Offer Process:**

- To help buyers on value, we advertise a guide price which your offer must exceed
- Offers can be subject to finance or unconditional and on a contract (preferred)
- Offers are confidential & will not be disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable via eft just prior to exchange of contracts
- We have a solicitor allocated who can provide a FREE contract review and a Section 17 if you wish to waive your cooling off and exchange faster