

129 Kavangal Circuit, Ngunnawal, ACT 2913

LUTON

Sold House

Friday, 15 September 2023

129 Kavangal Circuit, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 409 m2

Type: House



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Kavangal Living: Your home for family

Introducing this exquisite modern three-bedroom home located in the family-oriented neighborhood of Ngunnawal. Positioned perfectly on a 409m² corner block, this residence features two distinct living spaces, a study nook, and an open-plan layout that effortlessly leads to a beautiful outdoor timber deck for gatherings with family and friends. While adults can relish the deck, there's plenty of enclosed lawn space for children and pets to safely enjoy in the backyard. Appreciate the outdoor scenery from the gourmet kitchen, which boasts stone countertops with an island, a contemporary backsplash, a walk-in pantry, and high-quality Westinghouse appliances. With your very own vegetable garden outside, you'll always have fresh herbs to enhance your culinary creations. Plus, stay comfortable year-round with centralised reverse cycle air conditioning throughout the house. Retreat to the master bedroom, complete with a spacious walk-in closet and ensuite bathroom, while the additional bedrooms offer built-in wardrobes and share the main bathroom. All bedrooms have recently been updated with new carpets, ready for your immediate move-in! Ngunnawal has firmly established itself as a family-friendly enclave within the Gungahlin region, conveniently close to exceptional schools, playgrounds, dog parks, and fantastic local shopping areas. Just minutes away from Casey Market Town and less than a ten-minute drive from the ever-expanding Gungahlin Marketplace, you'll have numerous amenities and dining options right at your doorstep.

Property Features:

- Single-level residence perfectly situated on a corner block
- Freshly painted and newly installed carpets
- Stunning stone benchtops and modern splashback
- Island benchtop for ample meal preparation space
- Kitchen equipped with Westinghouse gas cooktop, oven and dishwasher
- Walk-in pantry for all your kitchen storage needs
- Undisrupted views from the kitchen to the outdoor deck and backyard
- Two separate living spaces for lounge and dining needs
- Additional study nook area
- Master bedroom with walk-in robe and ensuite
- Additional two bedrooms with built-in robes
- Main bathroom with floor-to-ceiling tiles and bath tub
- Instantaneous gas hot water
- Ducted reverse cycle air conditioning
- Double garage with internal access
- Outdoor timber deck for entertaining
- Landscaped gardens and grass area
- Vegetable patch area

Within 5 minutes drive to Casey Market Town

- Within 10 minutes drive to Marketplace Gungahlin
- Within 22 minutes drive to Canberra City & Canberra Centre

Property Details:

- Block: 409m²
- Residence: 132.92m²
- Garage: 36.63m²
- Total: 169.55m²
- Built: 2015

Particulars:

- EER: 6.0
- UCV: \$397,000 (2023)
- Land Rates: \$599.50 per quarter (approx.)
- Lax Tax: \$905 per quarter (approx.)