

13/46 Paul Coe Crescent, Ngunnawal, ACT 2913



Sold Townhouse

Thursday, 10 August 2023

13/46 Paul Coe Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 138 m2

Type: Townhouse

\$660,000

This superb town house is situated in the Whitehaven complex and is literally 15m from the golf course! The two-storey brick veneer townhouse includes an open-plan living/dining, secure rear courtyard with Colorbond fencing and a single lock up garage plus additional car space. There is an ergonomic kitchen with gas cook top and a brand-new electric oven. The main bedroom has an ensuite and access to the timber deck, while all three bedrooms have built-in cupboards. There is a gas heater in the living room. For outdoor entertaining, the fully enclosed rear courtyard includes a paved entertaining area and established garden. For your relaxation, the complex includes an in ground swimming pool and tennis court. The property is conveniently located within 500m of the Platypus Shops and the Gungahlin CBD and Light Rail are approximately 3km away. Amaroo shopping centre is about 2km away. Agent interest declared. In brief: • Pleasant village atmosphere • Superb two-storey town house • Three bedrooms • Two bathrooms + downstairs powder room • Open plan living & dining • Ergonomic kitchen • Gas cooktop & Electric oven • Gas heater • Electric hot water • Living 117sq/m • Garage 21sq/m • Wall insulation R1.5 • Ceiling insulation R3.5 • Construction 1995 • Amenities: in ground pool and tennis court • Rates to be confirmed • Land tax to be confirmed • EER 6.0