

13 Burin Street, Ngunnawal, ACT 2913



House For Sale

Thursday, 6 June 2024

13 Burin Street, Ngunnawal, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 182 m2

Type: House



Andrew Potts

0404895162

\$620,000+

Welcome to 13 Burin St, Ngunnawal, a charming separate title terrace nestled in a serene locale, poised to elevate your lifestyle. This Victorian-style gem is a testament to meticulous upkeep, offering an enticing blend of comfort and convenience against a backdrop of tranquil parkland. Step through the front door to discover warm and inviting interiors with Northerly appointed living spaces benefitting from an abundance of natural sunlight. The expansive open plan living areas offer practicality and a seamless connection to the outdoor entertaining area which beckons for gatherings with friends and family or your own quiet relaxation. There is a well-appointed kitchen, boasting ample storage and updated appliances, including a Bosch gas cooktop and Miele electric oven. The home offers modern day amenities, with reverse cycle heating & cooling downstairs, evaporative cooling upstairs, and a gas hot water system, so your comfort is assured year-round. Upstairs, two generously sized bedrooms await, both with large built-in robes, and complemented by a full-width balcony providing a perfect retreat for soaking in the surrounding serenity. Indulge in outdoor living with a new covered pergola in the rear courtyard, ideal for alfresco entertaining amidst private, low-maintenance gardens. A true highlight of this property is direct gate access to the parkland located behind, ensuring plenty of space for kids, pets or general recreation. Convenience is key here, with proximity to local Ngunnawal shops, public transport, and the bustling Gungahlin Town Centre all within easy reach. Don't miss this opportunity to secure your slice of serenity in Ngunnawal.

Summary of features:

- 2 bedroom separate title home (no strata fees!)
- Positioned in a quiet street
- Northerly appointed – living areas and courtyard facing directly North to capture maximum sunlight
- Ideal position backing onto parkland, where kids & pets can enjoy the open space
- Close to local Ngunnawal shops, public transport & Gungahlin Town Centre
- Spacious open plan living areas
- 2 oversized bedrooms upstairs, both with large built in robes
- Full width private balcony upstairs
- New covered pergola to rear courtyard, perfect for entertaining
- Well equipped kitchen with great storage, Bosch gas cooktop & Miele electric oven
- Generous bathroom, with bath tub + separate toilet
- Split system reverse cycle heating/cooling
- Ducted evaporative cooling upstairs
- Gas hot water system
- NBN connected
- Private and established low maintenance gardens
- BBQ gas connection to courtyard
- Garden shed
- Single garage with internal access (including additional storage room)

Figures:

- Block size: 182m²
- Internal living area: 101.4m²
- Garage: 19.6m²
- Total house size: 121m²
- Built: 1994