

# 13 Cubillo Crescent, Ngunnawal, ACT, 2913

## Sold House

Friday, 20 January 2023



THE  
PROPERTY  
COLLECTIVE

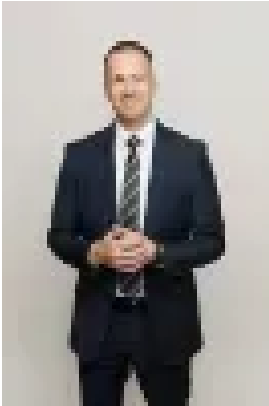
13 Cubillo Crescent, Ngunnawal, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Sean Hegan  
0431158330

## **Meticulously cared for 3-bedroom ensuite home is walk-in-ready**

Welcome to 13 Cubillo crescent, Ngunnawal. Comprising of 3 well-proportioned bedrooms, 2 bathrooms, Multiple living areas & single lock up garage with internal access. This property is perfect for first home buyers wanting a property with nothing to do but move in. Investors will appreciate popular demand & high rental income. The home is also suitable for downsizers wanting a single level home, with established & low maintenance gardens.

New flooring has been added throughout the home & natural light floods into the home from every room. The current owners have added a spacious & covered outdoor entertaining area. Flowing directly off the kitchen & dining area, this is the perfect spot to entertain family/friends all year round. The single garage allows you to secure storage & there is also space out the front for 3-4 more vehicles.

With an above average building report, updates made to the home & located in a family friendly area, this home is a must see. Please contact Sean Hegan for more information or to organise a private inspection.

### The Perks:

- 3 well-proportioned bedrooms
- Main bathroom & ensuite
- New flooring throughout
- Electric split systems
- Gas cooktop & electric oven
- Dishwasher
- Newly constructed outdoor entertaining area
- Lots of natural light
- Multiple parking options

### The Numbers:

- Rates: \$2,276
- Land tax: \$2,946 (Only if rented)
- Block size: 356m<sup>2</sup>
- House size: 107m<sup>2</sup>
- EER rating: 3 stars