

# 13 Patten Street, Ngunnawal, ACT 2913

STONE

## Sold House

Monday, 30 October 2023

13 Patten Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 364 m2

Type: House



Jess Doolan  
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**\$705,000**

Private viewings also available, please contact Jess on 0477 775 773. Nestled in one of the most tightly held pockets of Ngunnawal, this charming three-bedroom home offers a lifestyle of convenience and comfort, with uninterrupted views of the adjacent hill reserve. Immaculately maintained and presented, this fantastic offering enjoys light-filled living spaces due to northerly aspects, well-sized bedrooms with leafy outlooks and a low-maintenance rear backyard, with a deck and pergola area perfect for entertaining. This home's elevated position allows you to enjoy sweeping views over the nearby mountains and tranquil reserve and easy access to walking trails right on the doorstep. This peaceful home is ideally located in a premium catchment precinct to schools including Ngunnawal Primary, Gold Creek School, Holy Spirit, and John Paul College, as well as being within close proximity to numerous shopping centres including Ngunnawal shops, Casey Market Town, Amaroo Shopping Village and the Gungahlin Town Centre. Features Overview: - Single-level floorplan, free-standing separate title home - Located in a quiet secluded pocket of Ngunnawal, opposite tranquil reserve - NBN connected with FTTP - Age: 30 years (built in 1993)- EER (Energy Efficiency Rating): 5.0 Stars Prices - Rates: \$578 per quarter - Land Tax (Investors only): \$911.50 per quarter - Conservative rental estimate (unfurnished): \$580 - \$600 per week Inside: - Large sun-filled living areas with uninterrupted reserve views - Fully appointed kitchen with quality appliances, views over mountains - Additional storage to laundry area - Three spacious bedrooms, two with built-in robes, all with leafy outlooks - Main bathroom with separate bath and shower - Split system air conditioning and large gas heater, ceiling fans in bedrooms Outside: - Beautifully private front garden with established hedges - Easy-care, low-maintenance rear garden with mountain views - Single car garage, Side access acts as an additional car accommodation - Corner block offering ample off-street parking, great for parking trailers, caravans etc.- Every Window Secured: All security screens endorsed for added safety- Undercover outdoor entertaining space Construction Information: - Flooring: Concrete slab on ground - External Walls: Predominately brick veneer - Roof Framing: Timber: Truss roof framing - Roof Cladding: Concrete roof tiles - Fascia: Colourbond fascia - Gutters: Colourbond gutters - Window Frames: Aluminium window frames - Window Glazing: Single glazed windows Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks and walking trails through its vast nature reserves. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.