

# 13 Pemulwuy Street, Ngunnawal, ACT 2913

CapitalResidential

## House For Sale

Wednesday, 8 November 2023

13 Pemulwuy Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 338 m2**

**Type: House**



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## Auction

**\*\*PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY\*\*** Neat as a pin low maintenance home This beautifully maintained home enjoys a handsome street presence set behind a hedged periphery. The kitchen forms the central hub of the home and separates the formal sitting room at the front and the informal living room at the rear. The informal living room enjoys lovely morning sun and opens via a glass sliding door to the covered outdoor entertaining area, which is surrounded by a private, well fenced, child and pet friendly rear garden. The accommodation consists of three bedrooms. The master suite enjoys a walk in robe and direct access to the two way bathroom. There is also a separate toilet. Other features include, ducted gas heating, a reverse cycle air conditioner in the sitting room, front windows of the house are double glazed, instantaneous gas hot water, a low maintenance synthetic front lawn and a single lock up garage with an automatic door. Conveniently located to many local shops, the fabulous Gungahlin town center, recreational parks and nature reserves, an inspection is highly recommended. Property features: • Two living areas separated by the kitchen • Ducted gas heating • Reverse Cycle in living room • Front windows of the house are double glazed • Quality window treatments • 2 way bathroom (separate bath and shower) • Separate toilet • Rinnai gas hot water • Timber look vinyl in kitchen • Gas cooktop, electric oven • Lock up garage- auto door (access to rear garden) • Vogue pergola , paved outdoor entertaining area • Child and pet friendly rear garden surrounded by Colourbond fencing Block size: 338 sqm Property size: Living: 92.67 Garage: 19.85 sqm Unimproved Land Value: \$351,000 (2023) Rates: \$2,240 P.A Land tax (only if rented): \$3,210 P.A Energy efficiency rating: 3.0 Last sold: Original owner Year of construction: 1996

Comparable sales	Date	Price	Tari Close	Address
\$715,000	06/09/2023			6 Bunima Crescent, Ngunnawal
\$715,000	31/07/2023			43 Yarrowonga Street, Ngunnawal
\$710,000	11/10/2023			5/123 Wanganeen Avenue, Ngunnawal
\$710,000	13/02/2023			10/6 Burrumarra Avenue, Ngunnawal
\$705,000	27/09/2023			13 Riley Close, Ngunnawal
\$705,000	06/11/2023			10 Pajong Street, Ngunnawal
\$702,500	20/09/2023			8 Karrugang Circuit, Ngunnawal
\$701,000	03/02/2023			17 Warabin Crescent, Ngunnawal
\$700,000	31/08/2023			2 Bural Court, Ngunnawal
\$700,000	05/12/2022			7 Hughes Crescent, Ngunnawal
\$700,000	30/11/2022			55 Taylor Street, Ngunnawal
\$700,000	19/12/2022			11 Guginya Crescent, Ngunnawal
\$700,000	17/05/2023			27 Marungul Avenue, Ngunnawal
\$695,000	17/08/2023			6 Mundang Crescent, Ngunnawal
\$695,000	11/11/2023			33 Bargang Crescent, Ngunnawal
\$690,000	13/10/2023			1 Noble Close, Ngunnawal
\$690,000	05/06/2023			6 Bimbiang Crescent, Ngunnawal
\$690,000	04/11/2023			36 Maynard Street, Ngunnawal
\$685,000	19/06/2023			10 Jandamarra Street, Ngunnawal
\$680,000	16/05/2023			60 Amagula Avenue, Ngunnawal
\$670,000	11/11/2023			