

# 13 RILEY CLOSE, Ngunnawal, ACT 2913



## Sold House

Sunday, 22 October 2023

13 RILEY CLOSE, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 323 m2

Type: House



Amy Taylor

## Contact agent

Welcome to your future oasis at 13 Riley Close, Ngunnawal! This charming residence is more than just a house; it's a haven of modern comfort and style. Nestled in a sought-after neighborhood, this property offers a unique blend of convenience and serenity. Don't miss this golden opportunity to make this 3 bedroom entry level home yours. Features of the home • Compact kitchen with gas and electric cooking appliances, pantry storage and dishwasher • Adjacent dining area with french doors that extend to the covered entertaining deck • Separate living room with timber look floors, curtains and blinds • 3 x Bedrooms including built-in robes, carpets, curtains plus blinds • Main bathroom with a separate bath and toilet • Full sized laundry including external access to the yard • Electric reverse cycle heating and cooling, plus gas heating in living • Gas hot water system • NBN FTTP provisions • Single remote-control garage with internal access • Outside features a covered entertaining deck and compact easy care yard • Rates: \$600 p.qtr. approx. • Block: 323m2 approx. Residence: 99m2 approx. plus 20m2 Garage approx. • Year Built: 1995 • EER: 5 Stars Come and see it for yourself! Register your interest by contacting Amy @ MANAGEme today. Manage Me assumes no responsibility or liability for any errors and/or omissions in the contents of this advertisement. Manage Me gives no warranty as to its correctness, accuracy, or sustainability. Interested parties must rely on their own enquiry and should verify accuracy of information before proceeding.