

**14/60 Paul Coe Crescent, Ngunnawal, ACT 2913**



**Townhouse For Sale**

Thursday, 13 June 2024

14/60 Paul Coe Crescent, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Vince Pinneri  
0408894732

**\$590,000+**

Welcome to a life of quality low maintenance living in Ngunnawal, offering three bedrooms, an open planned living and dining area and a fully enclosed courtyard garden at the rear, this home is sure to tick a lot of boxes. The three bedrooms are located on the upper level and for year-round comfort, split system reverse cycle air-conditioning is also included in all bedrooms and in the main living room. The updated main bathroom is luxurious with contemporary fittings, ensuring convenience and comfortability. You will adore the kitchen; an ample amount of storage and bench space, electric cooktop & oven. Positioned primly to socialise while cooking up a storm as you look out to the courtyard area. Situated within 500m public transport. Gungahlin CBD and Light Rail are approximately 2.5km away, the location is second to none, making this place the perfect place to call home.

**Additional Features:**

- 3 bedroom, two-storey home
- Main bathroom located upstairs
- Open planned living and dining area
- Convenient powder room downstairs
- Well appointed kitchen with ample storage.
- Separate laundry
- Low maintenance rear court yard

**Key Stats:**

- Lower level: 53.71m<sup>2</sup>
- Upper level: 45.97m<sup>2</sup>
- Garage: 19.91m<sup>2</sup>
- Total build: 119.59m<sup>2</sup>
- Year Built: 1998
- EER 6.0
- Body Corporate: \$670.51 P/Q
- Rates: \$2,335.91 P/A
- Land Tax (for investors): \$3,035.24 P/A

**Disclaimer:** All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.