

# 15/66 Paul Coe Crescent, Ngunnawal, ACT 2913

## Sold Townhouse

Thursday, 16 November 2023

15/66 Paul Coe Crescent, Ngunnawal, ACT 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

Nestled in the serene enclave of Ngunnawal, a unique opportunity awaits to make this enchanting two-bedroom residence your own, designed to encapsulate a lifestyle of tranquillity and comfort. This dual-level, low-maintenance home, perfectly situated on a corner, seamlessly harmonises outdoor spaces with the internal living area, offering remarkable value. Whether you are a first-time homebuyer embarking on your homeownership journey, a downsizer seeking a hassle-free abode, or a savvy investor expanding your portfolio, this property effortlessly checks all the boxes, paving the way for your financial prosperity. Internally, the floorplan offers ample living space drenched in natural light, inviting you to unwind in comfort each day. The expansive open-plan layout presents versatile options to craft an inviting living room for your daily activities and a dining area for casual meals and entertaining guests. Flowing from the living area, the kitchen is thoughtfully designed, featuring a practical layout with generous counter space for culinary endeavours, complemented by a gas cooktop, electric oven and dishwasher. Tucked away from the living quarters upstairs, both bedrooms boast spacious dimensions, one with a walk-in robe and the other with a built-in robe. They conveniently access the main bathroom, complete with a bathtub for relaxation and a separate toilet for convenience. One of the highlights of this abode is the tiered outdoor entertaining area, offering a relaxing setting for larger gatherings or peaceful moments of solitude while appreciating the private surroundings. The deck accommodates a charming outdoor setting for social occasions, and to the rear, a green expanse beckons children and pets to play. Comfort and convenience are present throughout, with NBN connectivity, powder room downstairs, reverse cycle air-conditioning, and side access among the notable inclusions designed for your enjoyment. Thoughtful storage solutions are woven into the fabric of this home, with the separate laundry room offering ample space, and the double-car garage providing additional storage options.

**Summary of Features:-** Primary northern aspect ensuring light-filled living spaces- Expansive double storey design making the most of its location- Double side-by-side garage with internal access- Ideal quiet position for enhanced well-being- Tiered courtyard with decking and grass space - Versatile layout offering flexible living options- Two reverse cycle air-conditioning systems for year-round comfort- Traditional kitchen with gas cooking and dishwasher- Separate laundry offering additional storage space- Main bathroom with a separate shower and bathtub perfect for kids- Bedrooms with plenty of robe space- Powder room downstairs ideal for when entertaining- Lighting upgraded throughout for increased energy efficiency- Flooring and repainted throughout in recent years- NBN provision ensuring high speed internet- Side access to rear courtyard making gardening easy- Located within a boutique townhome community- Flexible settlement options available

**Location:** Nestled within this highly sought-after location, every member of the family will find something to relish in close proximity. Just around the corner, the Platypus Centre presents a convenient array of amenities, including an IGA, takeout options, restaurant, and cafe. The vibrant Gungahlin Town Centre and Amaroo shops are mere minutes away, offering a plethora of dining, shopping, and entertainment choices. Furthermore, a brief stroll from your doorstep opens up vast expanses of open spaces, playgrounds, lush woodlands, ponds, barbecue areas, walking trails, and panoramic vistas, ensuring a rich tapestry of recreational options.

**Key figures:-** Living area: 95m<sup>2</sup>- Garage: 40m<sup>2</sup>- Strata levies: \$2,115 p.a.- Rates: \$2,265 p.a.- Land tax (investors only): \$2,925 p.a.- Rental estimate: \$530 - \$550 p.w.- EER: 3