

# 15 Guginya Crescent, Ngunnawal, ACT 2913

## House For Sale

Thursday, 15 February 2024



15 Guginya Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 289 m2

Type: House



George Vlandis  
0437398774



Joy Patel  
0499912090

## Auction

Low maintenance, separate title and move in ready, this property has a natural warmth that you'll easily call home. The north facing aspect lights up the kitchen and living area. Featuring stainless steel appliances and dishwasher, the kitchen distinguishes the meals and sitting area. The rear courtyard features a covered pergola, and low maintenance back yard. All bedrooms are generously sized and feature built in robes and ceiling fans. The master bedroom is segregated from the other bedrooms, featuring a stylish bay window it is serviced with by ensuite. Along with the main bathroom, the property also has the added convenience of a separate toilet. Conveniently located only moments to Ngunnawal Primary School and Daycare centre and a short walk to many local parks. \* Separate title dwelling \* Renovated bathroom and ensuite \* Master bedroom with ensuite \* All bedrooms with built in robes \* Open living and kitchen \* Reverse cycle air conditioning \* Garage with internal access \* Private backyard with pergola Build: 1995 Block: 290 sqm Living: 99 sqm Garage: 20 sqm EER: 4.0 Rates: \$2,023 p.a. Land Tax (investor): \$2,825 p.a. Disclaimer: All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.