

15 Tipiloura Street, Ngunnawal, ACT 2913



House For Sale

Friday, 14 June 2024

15 Tipiloura Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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Offers over \$680,000

The home is fitted with multiple solar panels, a feature that will significantly reduce your electricity bills, surely a big value-add for any busy family. One of the standout features of this property is its location as it's just a short walk away from the local Ngunnawal primary school and oval, making it an ideal spot for families with children. The property is also away from any busy roads ensuring a peaceful and safe environment for you and your loved ones - making this an excellent place to call home. Make sure to watch our detailed walk through video. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- Situated in a quiet street, nearby to local school
- Fully single level floorplan
- Northerly facing, light filled living area
- 18 Solar Panels, 6.6kw system
- Renovated bathroom

The Numbers (approx):

- Living area: 93m²
- Garage: 20m²
- Block size: 304m²
- Age: 28 years (built 1996)
- Unimproved land value: \$376,000 (2024)
- General rates: \$2,315 p.a.
- Land tax (investors only): \$3,433 p.a.
- Rental estimate range (unfurnished): \$620/wk
- EER (Energy Efficiency Rating): 4 stars with the potential for 6 stars

Inside:

- Kitchen with 1.5 bowl sink, 4 burner gas cooktop, electric oven, ample storage & large fridge space
- North facing main living area with reverse cycle electric heating & cooling unit
- Separate dining room off the kitchen
- Generous main bedroom with walkthrough robe & access to bathroom
- Bedroom 2 has an outlook to the yard plus two door built in robes
- Bedroom 3 has barn door access & views to the yard
- Carpet in all bedrooms & living area
- Kitchen & dining area with Parquet flooring
- Completely renovated bathroom with large corner shower, vanity, heat lamps, floor to ceiling tiles, fan & sliding door access from 2 sides
- Additional separate powder room
- Laundry room with storage, tub & easy access to yard
- NBN connected & wired – FTTP (fibre to the premise)

Outside:

- 18 Solar panels, 6.6kw system
- Well looked after front yard, beautiful street presence
- Single garage with rear roller door access
- Side gate access through to covered paved area
- Composite deck with pergola overhead
- Flat yard with grass, perfect spot for kids & pets
- Paved area to the rear of garage, spot for additional vehicle/trailer
- Gas hot water system

Construction info:

- Concrete Slab
- Brick veneer exterior
- Concrete roof tiles
- Single glazed windows
- Wall insulation: R-1.5
- Ceiling insulation: R-3.0

The Offer Process:

- To help buyers on value, we advertise a guide price which your offer must exceed
- Offers can be subject to finance or unconditional and on a contract (preferred)
- Offers are confidential & will not be disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable via eft just prior to exchange of contracts
- We have a solicitor allocated who can provide a FREE contract review and a Section 17 if you wish to waive your cooling off and exchange faster