

# 16 Gamburra Street, Ngunnawal, ACT 2913



## House For Sale

Saturday, 2 December 2023

16 Gamburra Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 374 m2**

**Type: House**



Adrian Southern

## Offers Above \$725,000

Vacant and available now is this delightful 3-bedroom ensuite separate titled family home that's conveniently located in Ngunnawal opposite a small nature reserve. Ideally suited to the first home buyer or perhaps an astute investor looking for potential gains and solid rental returns, 16 Gamburra Street Ngunnawal could just be the place that you have been looking for. Offering separate living areas including a generous lounge room, a spacious family room that flows directly to the large sun-filled kitchen area with near new appliances including Westinghouse oven, Bosch cooktop, ample cupboard and bench space. The segregated master bedroom allows for further privacy and offers an ensuite, whilst the remaining bedrooms are generous in size and offer built-in robes to each. With a great sized rear backyard children will be able to play freely and really stretch their wings, and for an added adventure, they can duck across the road to the children's playground that's in the nature reserve area directly opposite the property. Take the time to view this outstanding opportunity for a freestanding house in a quiet location. Contact Adrian Southern today for an exclusive showing or feel free to attend one of the scheduled open homes. Ask Adrian Southern, Owner Operator and Licensee of Southern Property Canberra for a FREE market appraisal of your property. Selling across Canberra for a FLAT fee \$10,950.00 + GST. Please understand that open times are subject to change, so check the website ([Allhomes.com.au](http://Allhomes.com.au)) on the day of the scheduled open for any changes or cancellations. Property Features:

- Directly facing a quiet nature reserve
- Close to all local amenities including bus stops
- 3 bedrooms
- Ensuite in main bedroom and built-in robes to each bedroom
- Separate living areas
- Kitchen with near new Westinghouse oven and Bosch electric cooktop
- RCAC in lounge room
- Recently painted and carpets are only 12 months old
- New window blinds
- Large backyard
- House size: 105m<sup>2</sup> approx.
- Block size: 375m<sup>2</sup> approx.
- Rates (Residential): \$2,409 approx. Land Tax (Residential): \$3,646 approx.

Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.