

16 Gurrang Avenue, Ngunnawal, ACT 2913

House For Sale

Monday, 18 March 2024

Canberry.

Live Where You Love

16 Gurrang Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Curtis Dong
0449889665



Shan Gao
0457038888

\$679,000+

What you will love...Nestled in charming Ngunnawal is where you will find your new home. The house itself has so much to offer and is a serious surprise package with low maintenance in mind. The home boasts 3 bedrooms, two generous sized living areas, an open plan modern kitchen and single garage. Featuring a spacious living and dining area at the front of the home, flowing through further you will be welcomed by a stunning kitchen with ample storage, bench top with breakfast bar and quality appliances. The light filled living and dining area merges effortlessly to the outdoor pergola area with a charming low maintenance yard. Offering three spacious bedrooms, that are nicely tucked away from the main living areas. All three generously sized bedrooms have built in robes and are serviced by a spacious main bathroom and separate toilet. The home also comes with second living area, perfect for a multipurpose room or a children's activity space, ensuring every lifestyle need is met. The split system heating and cooling and the single garage, with auto-opening door completes the picture. A home is where you live. This special home has been designed as a lifestyle embrace, ready for you and your family to create your best lives. Be sure to inspect. At a glance...-Freshly painted-Roller blinds-Light filled open plan living and dining area -Impressive kitchen with bench top and ample storage-Electric cooktop, canopy rangehood, electric oven and dishwasher-MPR / Kids activity space-Three generously sized bedrooms with built-in robes serviced by the main bathroom and separate toilet-Outdoor covered pergola-Low maintenance courtyard -Split system heating and cooling-Oversized single garage-6.6 KWs solar system Love the Location...-Within 1 minute's walk to Bus Stop-Within 3 minutes' walk to Wirria Circuit Playground -Within 5 minutes' walk to Ngunnawal Primary School-Within 4 minutes' drive to Casey Market Town-Within 7 minutes' drive to Gungahlin town centre Property information: Living : 101 m2 (approx..) Garage : 23.4 m2 (approx..) Pergola: 19 m2 (approx..) Total Built: 143.4m2 (approx..) EER: 3.5 Rates: \$ 707p.q.(approx..) Year Built: 1994 Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries. Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.