

**17 Burin Street, Ngunnawal, ACT 2913**



**House For Sale**

Saturday, 25 November 2023

17 Burin Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Type: House**



Sarah Turnbull

0261821802

**\$669,000+**

What you see: A charming separate title terrace style home that has been renovated to optimise modern living while allowing room to add your own personal touches. What we see: The perfect blend of modern yet homely with a location that is hard to match - backing parkland, weekends will be spent enjoying your morning coffee in your sundrenched, North facing backyard while watching the kids play at the playground directly outside your back gate. See more: Separate title terrace home North facing living and backyard Two living spaces Reverse cycle air conditioning unit in living room & main bedroom Renovated kitchen Gas cooktop Renovated bathroom with bathtub and separate toilet Renovated European laundry Renovated powder room located on the ground floor Bedrooms situated upstairs Main bedroom with built in robe and private balcony Within 2 minutes of Ngunnawal shops Within 5 minutes of Ngunnawal Primary Within 8 minutes of Gungahlin Town Centre Living: 101m<sup>2</sup> Converted garage: 19.60m<sup>2</sup> Total: 121.60m<sup>2</sup> Block: 192m<sup>2</sup> Built: 1994 EER: 6.0 Rates: \$2,150 pa Land Tax: \$3,034 pa Rental Appraisal: \$550 - \$600 per week