

17 Warabin Crescent, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 14 August 2023

17 Warabin Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 444 m2

Type: House



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\$700,000

Do not look past this stunning 3-bedroom home. This open-plan home offers a spacious sunken lounge room and elevated dining room, functional kitchen, good size bedrooms and a single lock-up garage with internal access. Outdoors provide plenty of room for the kids to play as well as a covered alfresco and front verandah - perfect for relaxing. Set in a quiet street surrounded by low-maintenance gardens and ample street parking the home is within walking distance to the Casey shops. Features Overview:- North-facing living areas- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 27 years (built in 1996)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 111.218 sqm- Alfresco: 25 sqm- Verandah: 10.125 sqm- Garage: 25.093 sqm- Total residence: 171.436 sqm- Block: 444 sqm Prices- Rates: \$571.5 per quarter- Land Tax (Investors only): \$836 per quarter- Conservative rental estimate (unfurnished): \$580 - \$600 per week Inside:- Spacious bedrooms all with built-in robes- Main bathroom with separate bath and shower- Separate toilet- Sunken living room with glass sliding doors through to the back alfresco- Spacious dining room off the kitchen- Well-appointed kitchen with ample cupboard space, quality appliances and breakfast bar- Split system- Ducted gas heating- Gas hot water- Laundry room with external access- Single-car garage with internal access and ample storage space Outside:- Front undercover verandah- Easy to maintain block of land- Large back alfresco, perfect for entertaining Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single-glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-3.5 Ngannawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.