

2/10 Marou Place, Ngunnawal, ACT 2913



Sold Townhouse

Monday, 14 August 2023

2/10 Marou Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 134 m2

Type: Townhouse



Will Honey

0261741282

\$735,000

Nestled within a charming boutique villa community of only 12 townhouses, Tuscany Village offers the perfect blend of convenience and tranquillity. Situated just a short stroll away from the prestigious Gungahlin Lakes golf course and the vibrant Platypus Centre shops, you'll enjoy the best of both worlds. Step inside and be greeted by an inviting formal lounge room, featuring an understair storage space that can easily be transformed into a delightful wine cellar. The convenience continues with direct access to the double garage, making parking a breeze. The ground floor boasts a separate living area adjacent to the well-appointed kitchen and dining room, creating a seamless flow for entertaining. You'll also find a convenient powder room, ensuring utmost comfort for you and your guests. Outside, indulge in private entertaining on the elegant redwood covered deck, the perfect setting for memorable gatherings. The raised easy-care garden beds add a touch of natural beauty, requiring minimal maintenance. Venture upstairs to discover three generously sized bedrooms, each equipped with built-in wardrobes. The main bedroom is a true retreat, featuring its very own balcony for tranquil mornings and a luxurious ensuite for your ultimate relaxation. No matter the season, you'll always be comfortable with the convenience of gas heating and two reverse cycle air conditioners, providing a perfect climate throughout the year. The double garage offers ample space for your vehicles, plus additional room for a workbench and storage, catering to all your needs. This townhouse is truly a gem waiting to be discovered. Don't miss your chance to make it yours. Contact us today to arrange an inspection and experience the epitome of modern living in this sought-after location.

The Lifestyle:

- Gungahlin Lakes Golf Course & Community Club
- Platypus Centre Shops
- Local Playgrounds & Parks
- Marketplace Gungahlin
- Variety of local schooling options

The Perks:

- Located in the charming boutique villa community known as 'Tuscany Village'
- Private and tranquil complex with only 12 townhouses
- Short stroll to prestigious Gungahlin Lakes golf course and vibrant Platypus Centre shops
- Freshly painted throughout + Australian Blackbutt vinyl timber flooring to lower level
- Inviting formal lounge room with understair storage space
- Potential to transform storage space into a delightful wine cellar
- Direct access to double garage for easy parking
- Separate living area adjacent to well-appointed kitchen and dining room
- Generous kitchen with granite benchtops, splashback & ample storage
- Stainless steel appliances including oven, rangehood, gas burner cooktop and dishwasher
- Seamless flow for entertaining
- Convenient powder room on lower level for utmost comfort
- Private entertaining on elegant redwood covered deck
- Raised easy-care garden beds requiring minimal maintenance
- Three generously sized bedrooms with built-in wardrobes
- Main bedroom with balcony and generous ensuite
- Ducted gas heating + two reverse cycle air conditioners for year-round comfort
- Newly installed gas hot water system
- Double garage with ample space for vehicles and additional room for workbench + storage

The Numbers:

- Total internal living: 134.99m² approx.
- Garage: 37.44m² approx.
- Block: 215m² approx.
- Rates: \$577 p.q approx.
- Strata Levies: \$668.25 p.q approx.
- Land Tax: \$767 p.q approx.
- Build: 1999
- EER: 2 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.