

# 2/21 Noongale Court, Ngunnawal, ACT 2913

MARQ

## Sold Townhouse

Tuesday, 19 September 2023

2/21 Noongale Court, Ngunnawal, ACT 2913

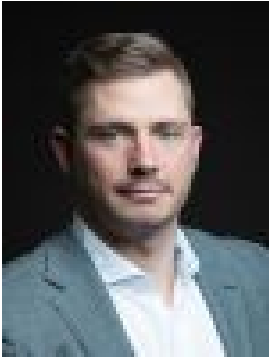
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 125 m2

Type: Townhouse



Jason Anasson  
0423821138



Rachel Anasson  
0499333217

**\$610,000**

Nestled in a boutique complex of only 6 townhouses, this sunlit three-bedroom residence presents a versatile floor plan of generous proportions spread over two levels. With multiple living spaces on offer, an open plan kitchen and dining area and complete with fully landscaped front and rear gardens providing privacy and security. This home is the perfect beginning or an opportunity to downsize your lifestyle. Conveniently located close to local shops, Yerrabi Pond, Casey Market Town, Gungahlin Town Centre, public transport and local schools. - Located within a boutique complex of only 6 townhouses - Three generous-sized bedrooms, two with built-in robes- New carpet installed on the ground floor spaces and stairs - Two separate living spaces- Kitchen with stone bench top and gas cooktop and electric oven- Downstairs powder room, full-size laundry room- Single lock-up garage with internal access and remote - Secure and private front and rear courtyard - Favourable north-to-rear aspect, Energy Efficiency Rating 6.0- Ducted gas heating and ducted vacuum - Residence: 104 sqm, Garage: 21.78sqm - NBN Fibre to the premises General Rates: \$1,731.60 approx. per annum Land Tax (if rented): \$2,345.00 approx. per annum Body Corp Fees: \$4,648.56 approx. per annum