

2/66-68 Paul Coe Crescent, Ngunnawal, ACT 2913



Sold Townhouse

Friday, 20 October 2023

2/66-68 Paul Coe Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 121 m2

Type: Townhouse



Hannah Green
0422381055



Eoin Ryan-Hicks

\$655,000

Auction Location: In Room | LJ Hooker Canberra City Auction HQ This a wonderful home in the heart of the popular neighbourhood, Paul Coe Crescent in Ngunnawal. This charming 2-storey townhouse is the perfect blend of comfort, convenience, and style. With 3 well-sized bedrooms, 2.5 bathrooms, and in a fantastic complex, this property offers an exceptional living experience. You are greeted by an inviting living space that sets the stage for relaxed family gatherings. The ground floor seamlessly transitions into a spacious kitchen with ample storage and a 4-burner gas stove, making it a culinary enthusiast's delight. Adjoining the kitchen is a separate dining area, leading to a private, low-maintenance courtyard with an entertaining deck. This outdoor oasis is ideal for summer BBQs and leisurely evenings. Convenience is key, with a downstairs laundry and a separate toilet. Convenience is key, with a downstairs laundry and a separate toilet. Enjoy year-round comfort with split system heating and cooling. Recent upgrades include new carpet throughout and fresh paint, giving the property a modern and refreshed look. Enjoy a hassle-free move-in experience! Upstairs, you'll discover all three bedrooms, each equipped with built-in wardrobes. A central bathroom with a separate toilet ensures harmonious living, while the master bedroom shines with its generous size and ensuite for your comfort and privacy. Enjoy a single remote car garage PLUS a designated car space. The complex has plenty of visitor parking as well. But the real treasure here is the location. Nestled in the heart of Ngunnawal, you're within walking distance of local schools, Ngunnawal shops (featuring an IGA, pharmacy, takeaway, restaurants, and a kids' playground). For even more shopping and entertainment options, Casey Market Town and the Gungahlin Town Centre are just moments away. The Gungahlin Town Centre boasts an array of amenities, including Coles, Woolworths, Aldi, great coffee shops, popular eateries, Bunnings Warehouse, a public library, Yerrabi Ponds, and the convenience of the light rail network – all right at your doorstep. This property is perfect for first-time homebuyers, professional couples, or savvy investors looking to make a smart move in the real estate market. Don't miss the opportunity to make this fantastic townhouse your new home sweet home. Schedule a viewing today and see for yourself what this gem has to offer. Rates: \$2,389 p.a. approx. Land Tax: \$3,111 p.a. approx. Body Corp: \$599 p.q. approx. EER: 4.5 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.