

2/68 Unaipon Avenue, Ngunnawal, ACT 2913

hugo.
canberra

Sold Townhouse

Monday, 14 August 2023

2/68 Unaipon Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Townhouse



Hugo Mendez

\$650,000

Step into this immaculate single-level townhouse, nestled within an intimate boutique complex of just twelve homes. Benefit from exclusivity; properties here are rarely available, with the last sales occurring nearly a decade ago. Inside, bask in the natural light which amplifies the floating timber floors of the living areas. The bedrooms promise comfort with plush, near-new carpets and two of the bedrooms have spacious built-in robes, with the main bedroom boasting a private ensuite, while the two additional bedrooms share a versatile bathroom with a combined bath tub and shower. Whip up culinary delights in the open designed kitchen equipped with electric appliances and ample storage, all against a serene garden backdrop. Entertaining is also effortless in the expansive paved wrap around courtyard, adorned with garden beds and a handy garden shed. Also on offer is a generous garage with remote access and two additional parking spaces. Catch the bus right outside to the Gungahlin Town Centre or Casey Market Town or walk mere meters to Ngunnawal Primary School & surrounding parks. Immaculate and ready to move in, three-bedroom home with multiple parking options. 5.5 energy rating that can easily be increased to 6. Open plan living area with space for living, dining and study options. Kitchen has an open design with garden outlook and includes an electric cooktop, electric oven and dishwasher plus plenty of storage space. All bedroom with near new carpet. Neat and tidy ensuite and main bathroom. Reverse cycle heating and cooling in the living area. NBN Connection, Fibre to the Premises. Laundry with optional linen cupboard included. Large garage with remote and side door access plus two extra car spaces. High fencing around the property creating privacy and security. Wrap-around paved area with well-maintained gardens, great for entertaining or BBQs. Garden shed included. Side gate access. Quiet, boutique complex with immaculately kept gardens. A short distance to the local Ngunnawal shops, Casey Market Town, Gungahlin Town Centre, Amaroo shops & local bus stops. Close by to Ngunnawal Primary School, Gold Creek Primary School, St John Paul II College, Burgmann Anglican School & Gungahlin College. Living size (excluding garage) 103sqm, approx. Garage size 22sqm, approx. Total size 125sqm, approx. Body corporate \$561.00 per quarter, approx. Rates \$576.32 per quarter, approx. Land tax \$778.78 per quarter, approx.