

2 Milari Street, Ngunnawal, ACT 2913

STONE

House For Sale

Thursday, 15 February 2024

2 Milari Street, Ngunnawal, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 847 m2

Type: House



Jess Smith
0410125475



Alex Ogbonna
0423535024

Auction 09/03/2024 at 9:45am

Property to be auctioned onsite on the 09/03/2024 at 9:45am with offers welcome prior. This 4-bedroom home offers panoramic views and contemporary features. With spacious living areas, including a central kitchen and family zone, it boasts modern aesthetics and ample storage. The over-sized master bedroom, features a walk-in robe and ensuite, while in-slab heating and split system air conditioning ensure year-round comfort. A covered back entertaining space and expansive yard space provide outdoor living options, while parking comprises a double garage and rear yard access.

Features Overview:- Single level floorplan- NBN connected with FTTP- Age: 25 years (built in 1999)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 193.36 sqm- Deck: 16.96 sqm- Porch: 3.28 sqm- Garage: 38.54 sqm- Total residence: 252.14 sqm- Block: 847 sqm Prices- Rates: \$1033 per quarter- Land Tax (Investors only): \$1864 per quarter- Conservative rental estimate (unfurnished): \$830 - \$850 per week Inside:- Over-sized master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with full-sized bath and separate toilet and vanity- Front formal lounge through to dining with ample light- Open-plan living room and meals area off the kitchen- Large kitchen with quality appliances, ample storage and bench space - Split system - In-slab heating- Spacious laundry room with external access- Double-car garage with internal access Outside:- Spacious and beautifully landscaped front garden with side gate access for car, caravan, trailer or boat- Undercover back entertaining space Construction Information:- Flooring: Concrete slab on the ground and suspended slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

Ngunnawal 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 on: jesssmith@stonerealestate.com.au

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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 to make further enquiries.