

2 Waddhir Place, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 4 September 2023

2 Waddhir Place, Ngunnawal, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 481 m2

Type: House



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\$910,000

Nestled in a superb position close to parkland and popular amenities, this outstanding 4-bedroom home is ready for your immediate enjoyment, and offers the ideal opportunity for homeowners or investors alike. Beautifully presented and boasting a list of desirable features, the property represents an outstanding opportunity to secure a home that offers low maintenance lifestyle combined with modern comforts. Situated in a sought after enclave, handy to schools, transport, amenities & nearby walking trails, you can easily experience all that this popular area has on offer. Features Overview:- North facing- 6kW solar system with 15 x panels- Single-level floorplan, free-standing separate title home- Situated across from park land- NBN connected with FTTP- Age: 8 years (built in 2015)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Residence: 183.60 sqm- Deck: 12.44 sqm- Porch: 1.01 sqm- Garage: 39.78 sqm- Block: 481 sqm Prices- Rates: \$669.60 per quarter- Land Tax (Investors only): \$1,332.25 per quarter- Conservative rental estimate (unfurnished): \$740 - \$760 per week Inside:- Segregated master suite with walk-in robe and ensuite - Spacious bedrooms all with built-in robes- Main bathroom with bath, shower and separate toilet- Front formal living room- Open-plan informal living and dining- Modern kitchen with ample storage and bench space- High quality appliances- Island bench - Ducted reverse cycle heating and cooling - Instantaneous gas hot water- Laundry room with external access- Double car garage with internal access Outside:- Easy to maintain front and back yard- Large front yard and spacious back with ample grass space for the kids and pets to play all-day- Back deck perfect for entertaining and relaxing Construction Information:- Flooring: Concrete slab on ground- 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-5.0 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 at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.