

20 Saunders Street, Ngunnawal, ACT 2913

House For Sale

Thursday, 6 June 2024

STONE

20 Saunders Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 439 m2

Type: House



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\$759,000+

Perched on the high side of the street, this well-maintained home offers a fantastic opportunity for a low-maintenance lifestyle with generous living spaces and inviting outdoor entertainment areas. Boasting two separate living zones, including an open-plan kitchen, family, and meals area leading to the side pergola, the layout is perfect for any occasion. Featuring a spacious kitchen with ample storage, stainless steel appliances, and a breakfast bar, as well as separate lounge and dining rooms, this home provides versatility and comfort. Outside, the expansive and landscaped rear yard creates a private retreat, while a single automatic garage with internal access and side yard access through the pergola enhance functionality, catering to both first home buyers and downsizers.

Features Overview:- Brandnew carpets installed in the bedrooms- North facing- Solar panels- Ceiling fans in all bedrooms- Wall-mounted heater- 2 x Split systems - Skylight installed in the kitchen - Single-level floorplan- NBN connected with FTTP- Age: 28 years (built in 1996)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 121.03 sqm - Pergola: 7.14 sqm- Porch: 5.04 sqm- Garage: 20.87 sqm- Total Residence: 154.08 sqm- Block size: 439 sqm

Prices- Rates: \$723.19 per quarter- Land Tax (Investors only): \$1195.05 per quarter

Inside:- 3 spacious bedrooms all with built-in robes- Main Bathroom with full-sized bath and separate toilet- Open plan formal living and dining room with ample natural light - Dining space offers a dedicated area for family meals- Family room provides an additional living area and has glass sliding doors through to the side pergola- Spacious kitchen with ample storage and bench space- Quality appliances with gas cooking- Breakfast bar- Ceiling fans in all bedrooms- Wall-mounted heater- 2 x Split systems - Single-car garage with internal access

Outside:- Spacious side pergola perfect for entertaining and relaxing- Side access creating easy accessibility and additional car space - Fully enclosed backyard with ample grass space for the kids and pets to play all-day- Brandnew colorbond fence surrounds the property- In-ground fish pond water feature

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.0

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

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