

# 21 Ferguson Circuit, Ngunnawal, ACT 2913



## Sold House

Monday, 14 August 2023

21 Ferguson Circuit, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 548 m2

Type: House



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## Contact agent

Nestled in a peaceful neighborhood, this tidy residence is an ideal haven for families, couples, or anyone looking for comfortable living spaces and a convenient location. As you step inside, you'll be greeted by a warm and inviting ambiance, thanks to the abundant natural light that floods the living spaces. The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating an airy and spacious feel. The kitchen features modern appliances, ample counter space and storage making it a pleasure to prepare delicious meals for your loved ones. The three bedrooms are generously proportioned and offer comfortable retreats. The master bedroom comes complete with an ensuite bathroom, providing privacy and convenience. Two bedrooms have built-in wardrobes, ensuring ample storage for all your belongings. One of the standout features of this home is the sunlit backyard with its perfect north-facing aspect. Whether it's enjoying a morning coffee on the bricked patio or hosting weekend barbecues, this outdoor space provides the ideal setting for relaxation and entertainment. The low-maintenance landscaping allows you to spend more time enjoying your home rather than maintaining it. Located in Ngunnawal, you'll have access to a range of amenities, including shops, schools, parks, and public transportation options, all just a short distance away. The suburb offers a serene and friendly community atmosphere, making it an ideal place to raise a family or settle down.

**FEATURES:**

- Segregated master bedroom with ensuite and walk-in robe
- Ducted gas heating
- Ducted evaporative cooling
- New four burner gas cooktop
- Brick veneer residence
- Low maintenance landscaping
- Flat backyard with side access
- North-facing aspect along the long side of the home
- Single garage with semi-internal access
- Colorbond fencing on two sides
- Quiet loop street
- No unapproved structures
- Block: 548m<sup>2</sup>
- Living: 120m<sup>2</sup>
- Year Built: 1996
- Rates: \$3,102pa
- Land Tax: \$4,981pa
- EER: 4.5

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