

21 Yuranigh Court, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 14 August 2023

21 Yuranigh Court, Ngunnawal, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 293 m²

Type: House

Contact agent

A WORD FROM OUR SELLER; I enjoyed my time in this home and I will miss the friendly neighbours. The leafy backyard provides a quiet retreat to relax in after work, and the north-facing front is a great place to read in the winter sun. In the last few years, I replaced all gas-fired appliances with energy efficient electrical ones to make the most of the solar system. This cut my annual energy bill by about three quarters. Overall, the house should require minimal maintenance for some time to come. The kitchen has ample storage space and is equipped with a brand-new oven, cooktop and rangehood. The home is located in a very peaceful and quiet cul-de-sac, providing a safe space for the kids in the area. The shopping centre is just a short drive away, and if you have a dog, there are plenty of walks at the doorstep. Living: 92.88sqm Garage: 22.06sqm Total: 114.94sqm Block: 293sqm - Beautiful, separate title home - Two well sized bedrooms, both with built in robes - Sunny study which can also be used as a third bedroom - Well-appointed bathroom with full a sized bathtub - Separate toilet - Beautiful open plan living and dining area - Fantastic kitchen, with ample bench and cupboard space, electric cooktop, oven and dishwasher space - Split system installed in the living room - Separate laundry for additional storage room - Secure, leafy courtyard, perfect for pets, children and bird watching - Beautiful frontage with extra space for entertaining - Single garage with internal access Rates: \$2,248.38 per annum Land tax: \$3,084.21 per annum 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.