

22 Murrung Crescent, Ngunnawal, ACT 2913



Sold House

Thursday, 10 August 2023

22 Murrung Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 393 m2

Type: House



Thom Eriksson-Lake
0262419444

\$746,000

The current seller is an investor who is looking to free up equity and is very keen on a sale. Located in a whisper-quiet setting in an increasingly popular suburb, this partially refurbished single-level, three-bedroom residence is set to excite and delight those who enjoy hosting loved ones in style! The cleverly designed floorplan provides multiple living areas whilst the kitchen is the home's hub and offers an abundance of storage space. To the rear, a covered pergola creates the perfect platform for entertaining loved ones whilst the low-maintenance secure yard offers enough room for children's outdoor games and the family pet. Just when you thought this ultra-rare offering couldn't be more appealing the single garage with internal access is an added bonus.

- Immaculate three-bedroom residence - Above-average building report - Built 1994 - Living 115m² approx. - Garage 20m² approx. - Total residence 135m² approx. - 393m² level parcel of land - Ducted evaporative cooling - Wall-mounted gas heating

Cost breakdown Rates: \$696.58 p.q Land Tax (only if rented): \$1,074.38 p.q Potential rental return: \$550 - \$580 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.