

23 Gudamang Street, Ngunnawal, ACT 2913

PURNELL
SINCE 1987

House For Sale

Tuesday, 2 April 2024

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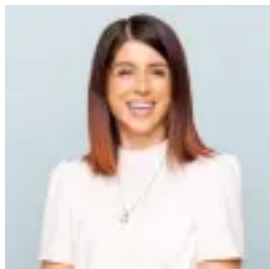
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 363 m2

Type: House



Emma Baker

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Contact Agent

Nestled in a quiet locale, this modern single-level property offers both comfort and convenience. Enjoy the added privacy afforded by one side of the property being free from neighbours, while still benefiting from easy access to arterial roads leading to nearby amenities. Step inside to discover an open-plan layout where the living room seamlessly connects with the dining area through a modern kitchen, creating the perfect space for entertaining guests or enjoying quality time with family. Flowing off the dining area via glass sliding doors is the secluded alfresco dining area, bordered by lush, mature flora. Offering paved and covered space, it's ideal for year-round enjoyment. Retreat to the well-sized master suite, complete with an ensuite bathroom and walk-in robe, offering a tranquil escape for relaxation at day's end. The additional two bedrooms are conveniently serviced by the main bathroom, featuring a separate bathtub and shower for added comfort and functionality. This property represents the perfect opportunity for discerning owner-occupiers seeking a contemporary lifestyle or astute investors looking to capitalise on a prime real estate opportunity.

Features:-
Contemporary, single-level layout- Light-filled, open plan living and dining spaces- Modern kitchen with gas cooktop and electric oven- Paved and covered alfresco area allows for year-round enjoyment, regardless of the weather- Master bedroom with walk-in robe, ensuite and access to the rear yard- Two additional bedrooms, both with built-in robes- Main bathroom features separate bathtub and shower- Ducted gas heating- Perfectly suited to owner occupiers and investors alike- Currently tenanted month to month for \$700 per week- Double garage with internal access- Convenient access to arterial roads facilitates easy connectivity to nearby amenities

Figure Summary (approx.):- Living size: 114.5m²- Garage size: 38m²- Total under roofline: 152.5m²- Block size: 363m²- EER: 5.0 stars- Rates: \$2,398pa- Land tax (if rented): \$3,620pa