

24 Murrung Crescent, Ngunnawal, ACT 2913

House For Sale

Thursday, 7 March 2024

STONE

24 Murrung Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 382 m2

Type: House



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\$695,000+

This north-facing abode offers the ideal setting for embarking on a fresh chapter. Boasting a sunlit lounge, a separate dining area, and three spacious bedrooms, including a generous master, it promises comfort and versatility. The living room doubles as a study nook or additional dining space, seamlessly flowing into a spacious kitchen with ample countertops. A covered pergola creates the perfect platform for entertaining loved ones, while a spacious backyard offers enough room for children's outdoor games and the family pet. This home is sure to delight, basking in natural warmth and light thanks to its orientation, while the home offers easy access to the single garage. Features Overview:- North facing- Opposite a quiet reserve- Instant hot water system- Split system air conditioner- Single-level floor plan- NBN connected with FTTP- Age: 30 years (built in 1994)- EER (Energy Efficiency Rating): 2.5 Stars Sizes (Approx):- Internal Living: 115.60 sqm- Garage: 20.41 sqm- Pergola: 9.26 sqm- Total residence: 145.27 sqm- Block: 382 sqm Prices:- Rates: \$681.16 per quarter- Land Tax (Investors only): \$1097.05 per quarter- Conservative rental estimate (unfurnished): \$550 - \$580 per week Inside:- Spacious master bedroom with built-in robe and sliding door to main bathroom- Large bedrooms, all with built-in robes- Bathroom with full-sized tub and separate toilet- Well-lit front formal lounge and dining room with sliding doors to porch- Open plan family room with sliding doors through to covered pergola- Kitchen with ample bench and storage- Laundry room with door through to back yard Outside:- Single-car garage- Spacious backyard for kids and pets to play in Construction Information:- Flooring: Concrete slab on the 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-1.0- 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 in. It has 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 at jesssmith@stonerealestate.com.au Disclaimer: The material and information in this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 that all interested parties make further enquiries.