

27 Saunders Street, Ngunnawal, ACT 2913

STONE

Sold House

Thursday, 26 October 2023

27 Saunders Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 485 m²

Type: House



Jess Smith

0410125475

\$775,000

Nestled in the heart of Ngunnawal, this charming 3-bedroom home exudes warmth and comfort. The living area is bathed in natural light, perfect for relaxation and entertaining. The kitchen and spacious bedrooms offer comfort and convenience. Outside, you will find the private backyard oasis with an elevated deck that provides a tranquil escape. This residence combines style, comfort, and an ideal location for a perfect living experience. Features Overview:- North-facing living areas- Elevated Single level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 28 years (built in 1995)- EER (Energy Efficiency Rating): 4 Stars Sizes (Approx)- Internal Living: 129.87 sqm- Back deck: 18.2 sqm- Porch: 2.21 sqm- Garage: 21.55 sqm- Total residence: 171.83 sqm- Block: 485 sqm Prices- Rates: \$723 per quarter- Land Tax (Investors only): \$1,195 per quarter Inside:- Front master suite with walk-in robe and ensuite- Spacious bedrooms, all with built-in robes- Main bathroom with bath and separate toilet - Formal front living and dining room with north-facing windows- Open plan, in-formal living and dining off the kitchen- The kitchen has ample storage and a breakfast bar- Laundry room with external access- Ducted gas heating- Split system installed- Single garage with internal access Outside:- Elevated back deck- Easy to maintain front and back garden- Fully enclosed backyard Construction Information: - Flooring: Timber bearers and joists- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-4.0 Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs with 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 contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding errors or inaccuracies. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.