

**28 Yarrowonga Street, Ngunnawal, ACT 2913**



**Sold House**

Friday, 23 February 2024

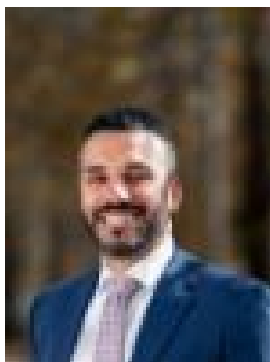
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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Vince Pinneri  
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**\$693,000**

Welcome to your charming oasis in Ngunnawal! This delightful three-bedroom home invites you to experience comfort and convenience. Inside, you'll find a freshly painted interior adorned with new carpets throughout, providing a pristine canvas for you to personalize and make your own. No detail has been spared in ensuring your comfort, with ducted heating, reverse cycle air conditioner, and ceiling fans, guaranteeing year-round climate control. Step into a world of relaxation with a spacious backyard and a covered rear patio, beckoning you to indulge in summer barbecues with your loved ones. Imagine creating cherished memories under the open sky, surrounded by lush greenery and the soothing breeze. Conveniently located in Ngunnawal, this home offers easy access to schools, parks, and shops, ensuring that everything you need is just a stone's throw away. Whether it's a leisurely stroll in the park or a quick trip for groceries, everything is within reach. Don't miss the opportunity to make this charming abode your own. Embrace the warmth of community living, the convenience of modern amenities, and the tranquility of a place you'll be proud to call home. Schedule your viewing today and embark on a journey to a life filled with comfort, convenience, and cherished moments. Key stats: • Living area: 120.74m<sup>2</sup> • Block size: 377m<sup>2</sup> • EER: 4 • Year built: 1994 • Rates: \$588.75 p/q • Land Tax: \$880.25 p/q (only applicable if rented) Additional features: • Freshly painted throughout • New carpets throughout • Spacious bedrooms • Walk in robe to master bedroom • Built in robe in bedroom 2 • Two living areas • Covered pergola • Single carport • Low maintenance rear yard Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.