

3 Cuzens Place, Ngunnawal, ACT 2913

STONE

Sold House

Thursday, 22 February 2024

3 Cuzens Place, Ngunnawal, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 772 m2

Type: House



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\$930,000

Welcome to this charming home in Ngunnawal! With spacious bedrooms, a cosy Sunken lounge, Formal Dining and family/meals area off the kitchen along with a sunny backyard, it's an ideal retreat for families or investors. Stay comfortable year-round with heating and cooling, and enjoy the convenience of a double garage and pergola for outdoor gatherings. Set in the family-friendly neighbourhood of Ngunnawal, this residence offers easy access to top-notch schools, picturesque parks, and a vibrant local scene. Whether you seek a family haven or a savvy investment, this property invites you to explore its unique charm. Features Overview:- Single level, Freestanding residence- NBN connected with FTTP- Age: 25 years (built in 1999)- EER (Energy Efficiency Rating): 4.0 Stars Sizes (Approx)- Internal Living: 168.87 sqm- Veranda: 5.98 sqm- Pergola: 12.34 sqm- Garage 36.35 sqm- Total residence: 223.54 sqm- Block: 772 sqm Prices- Rates: \$1,109.6 per quarter- Land Tax (Investors only): \$2,023.85 per quarter- Rental estimate: \$730 - \$750 per week Inside:- Large master bedroom with walk-in robe and ensuite - Well-sized bedrooms all with built-in robes- Bathroom with full-sized tub and separate toilet - Front formal dining and sunken lounge- Open plan family and meals with sliding doors through to back yard- Well appointed kitchen with ample storage and bench space- Breakfast bar - laundry room with external access to back yard- Ducted gas heating + Ducted evaporative cooling Outside:- Double car garage- Large back yard for kids and pets to play in - pergola perfect for outdoor entertaining Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-2.5 Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live 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 on: 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 disclaim 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 all interested parties to make further enquiries.