

**31 Gudamang Street, Ngunnawal, ACT 2913**

**Sold House**

Friday, 27 October 2023

**Canberry.**

*Live Where You Love*

31 Gudamang Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 354 m2**

**Type: House**



Shan Gao  
0457038888



Curtis Dong  
0449889665

**\$852,000**

What the Owners Loved: Easy maintenance front & back yard with artificial lawn will ensure your time is spent with those you love, not mowing the lawn. What You'll Love: Easy care living in a quiet pocket of Broadview Estate, walking distance to park and public transport, short drive to Gungahlin Town Centre and Casey Market Town. Nestled in Ngunnawal's charming Broadview Estate is where you will find your new home. The house itself has so much to offer and is a serious surprise package with low maintenance in mind. The home boasts 3 bedrooms with additional study room/fourth bedroom, two generous sized living areas, an open plan modern kitchen and double garage. Featuring a spacious living area located at the front of the home, flowing through further you will be welcomed by a stunning kitchen with ample storage, island stone bench top with breakfast bar and quality appliances. The light filled dining area merges effortlessly to the outdoor alfresco area with a charming low maintenance yard. The master bedroom is located to the back of the home and has a walk-in wardrobe and modern ensuite. Bedroom two features a walk-in wardrobe and bedroom three features a built-in wardrobe. The main bathroom, offering a shower and bath, is conveniently positioned in between them. This home comes with additional fourth bedroom/study room that could also be useful as a home office, guest accommodation or home-based business. The home's other features are the fresh bright laundry with plentiful amounts of space; gas hot water system and a double lock-up garage with internal access. Your own inner sanctuary awaits outdoors. From the inviting sunny north facing front yard through to the back yard, perfect for unwinding in the sunshine as the cooler weather approaches. The immaculate yet easy care gardens with artificial lawn will ensure your time is spent with those you love, not mowing the lawn. Be sure to inspect. At a glance... - Neat three-bedroom double garage contemporary and modern home - Additional study room/fourth bedroom - Open plan living and dining area with kitchen central of home - Kitchen designed with the functionality and convenience in mind - Ample storage, island stone bench top with breakfast bar and quality appliances - Master bedroom serviced by walk-in wardrobe and ensuite - Bedroom two features a walk-in wardrobe - Bedroom three features a built-in wardrobe. - The main bathroom, offering a shower and bath - Spacious laundry with plentiful amounts of space - Out door alfresco entertaining area - Easy maintenance front & back yard with artificial lawn - Water tank Love the Location - Within 2 minutes' walk to Kavangal Circuit Playground - Within 4 minutes' walk to Bus Stop - Within 3 minutes' drive to Ngunnawal Primary School - Within 4 minutes' drive to Casey Market Town - Within 7 minutes' drive to Gungahlin town centre Property information... Land Size : 354 m<sup>2</sup> (approx.) Living : 128.8 m<sup>2</sup> (approx.) Garage : 37.6 m<sup>2</sup> (approx.) Porch : 2.2 m<sup>2</sup> (approx.) Alfresco : 6.3 m<sup>2</sup> (approx.) Total Built: 174.9 m<sup>2</sup> (approx.) EER: 5.0 Rates: \$ 600 p.q. (approx.) Land Tax: \$ 905 p.q. (approx.) Investors only Year Built: 2015 Disclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.