

32 Wallabalooa Street, Ngunnawal, ACT 2913



House For Sale

Friday, 1 March 2024

32 Wallabalooa Street, Ngunnawal, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 420 m2

Type: House



Josh Yewdall
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Jordan Smith
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AUCTION

Situated in the quiet and picturesque Wallabalooa St in Ngunnawal, this beautiful single level abode offers a convenient, low maintenance and upgraded family home ready to welcome home its new owners. Perfectly positioned with stunning west facing mountain views from your front door step, the home is set over a 420sqm block with over 130sqm of internal living all on one level. Upon entry you will appreciate the sleek and low maintenance tiled flooring throughout the home which lead and continue through to the two main living areas. The initial living room is ideal for lounge space and the secondary perfect for additional living and dining. Flowing off the secondary living space is the open plan kitchen which has great size and space featuring stone benchtops, feature splash-back, 6 burner SMEG gas cooktop, 900mm SMEG electric oven, ASKO dishwasher, SMEG canopy rangehood and vast amounts of storage space. There are four bedrooms all with BIRs, great natural light and all with upgraded privacy blinds and block out curtains. Two bathrooms and a stunning renovated laundry are provided. The bathrooms both have floor to ceiling tiling, large shower and ensuite of the master bedroom. One of the key highlights of the home is the family friendly backyard which has two levels of artificial lawn, covered alfresco timber deck, shade sail and plenty of room for entertaining with friends including a paved walkway and front gate access. The double car garage with internal access also features as a standout as it offers good size, added insulation on the roller door ideal for winter months and an added storage area in the ceiling with ladder, lighting and flooring plus a large 5m x 7m front driveway shade sail. Location wise you are spoilt being in a quiet and family friendly street with local transport and schooling options all just down the road and Ngunnawal & Casey shops a short drive away.* Originally built in 2014* 420sqm block + 130m2 internal living* EER - 6.0* Beautifully presented with West facing aspect and stunning mountain views* Two living spaces* Mixture of tiled and carpet flooring* Open plan kitchen with great space, stone benchtops, feature splash-back, 6 burner SMEG gas cooktop, SMEG canopy rangehood, ASKO dishwasher and SMEG electric oven* Four bedrooms with BIRs, nice natural light and upgraded privacy blinds and block out curtains plus electric roller shutter on the master bedroom* Privacy blinds and block out curtains added on kitchen window* Privacy blind added to dining room window behind block out curtains* Ducted reverse cycle H/C* Solar Panels - 17 panels - 7kWh* Beautifully renovated laundry* Covered alfresco timber deck and shade sail* Low maintenance and family friendly backyard with artificial lawn, new Hills Hoist clothesline, 2 x 30m hosesinks, garden shed and convenient access through front gate and paved area* CrimSafe front screen door* Shade sail 5m x 7m front driveway* Double car garage with added ceiling cavity store, flooring and ladder* Perfectly positioned to nearby local schools, shops and transport Rates: \$2,356pa (approx.) UCV: \$386,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.