

32 Yumba Avenue, Ngunnawal, ACT 2913

TIMOTHY R^D

House For Sale

Friday, 17 May 2024

32 Yumba Avenue, Ngunnawal, ACT 2913

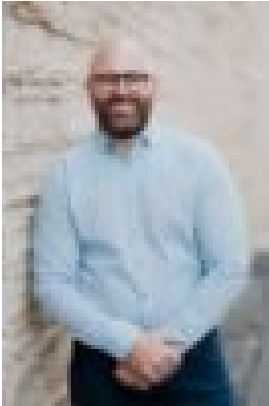
Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 343 m²

Type: House



Tim McInnes
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Annabelle McInnes
0419144208

Auction

The road home...This immaculate three-bedroom ensuite home is perfectly situated within walking distance of Ngunnawal Primary School and Ngunnawal Shops, offering a harmonious blend of comfort, style, and convenience for families and professionals alike. Upon entering, the inviting living and meals area provides an ideal setting to relax after a long day's work. The heart of the home is the stunning renovated kitchen, equipped with high-end Omega appliances, including a five-burner gas cooktop, dishwasher, and a dual oven setup to meet all your culinary needs. The home boasts three spacious bedrooms, two featuring built-in robes for ample storage. The main bathroom and ensuite are beautifully designed, providing perfect spaces to wash away the day's stresses. The double garage has been thoughtfully converted into two multi-purpose rooms, offering versatile space to suit your family's needs, whether it be a home office, gym, or playroom. Should you prefer, the space can easily be reverted back to a double garage. The road ahead...Step outside to discover a delightful open and covered terrace, ideal for casual entertaining with family and friends. The grassed area offers a safe and fun space for pets to explore and play. The front facade is visually appealing and practical, with an additional gravelled area for extra car space and a side access gate enhancing the property's functionality. Situated in a location that offers unparalleled convenience, you'll enjoy easy access to schools, shopping, parks, and more. This home is not just a place to live but a lifestyle upgrade, perfectly balancing beauty, and practicality. If you've been searching for a home that meets all your needs, this property demands your attention. Quality features include...
*Renovated kitchen
*Omega appliances and dual oven and five burner cook top
*Reverse cycle heating and cooling units x 2
*Double garage converted into two multi-purpose rooms with storage
*New flooring
*Separate toilet
*Covered paved terrace
*Side gate access to house
*Located walking distance to Ngunnawal Primary and Ngunnawal shops
Built: 1997
Residence: 93.24m² (approx.)
Converted garage/studio rooms: 35.4m² (approx.)
Total: 128.64m² (approx.)
Rates: \$2,409.00 p/a (approx.)