

# 33 Warrumbul Street, Ngunnawal, ACT 2913

STONE

## House For Sale

Thursday, 21 December 2023

33 Warrumbul Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 375 m2

Type: House



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## Forthcoming Auction

Our office will be closed from the 21st of December to the 8th of January 2024. Open homes for this property will resume on Saturday, 13th January. This stunning home provides spacious bedrooms, the master with ensuite and walk-in robe, while the other bedrooms all have built-in robes. Light-filled living and dining areas, a very stylish open kitchen with quality appliances and a terrific amount of room, overlooking the meals and family room. This home is made comfortable all year round with ducted heating and ducted evaporative cooling throughout. Outside consists of a double garage with remote access and a large driveway for off-street parking. The rear garden provides a large pergola and ample grass space for the kids and pets to play all day long.

**Features Overview:-** Single-level floorplan, free-standing separate title home- 6.6kw solar system- NBN connected with FTTP- Age: 25 years (built in 1998)- EER (Energy Efficiency Rating): 4 Stars

**Sizes (Approx)-** Internal Living: 112.43 sqm- Pergola: 16.78 sqm- Porch: 3 sqm- Garage: 36.72 sqm- Total residence: 168.93 sqm- Block: 375 sqm

**Prices- Rates:** \$662 per quarter- Land Tax (Investors only): \$1,051 per quarter- Conservative rental estimate (unfurnished): \$620 - \$650 per week

**Inside:-** Master suite with walk-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with full-sized bath and separate toilet- Part of the garage has been converted into a multi-purpose room - Formal living room with ample space for relaxing and entertaining- Open-plan family, dining and kitchen- Charming kitchen with quality appliances and views to the backyard- Glass sliding doors off the dining room out to the back pergola- Ducted gas heating- Ducted evaporative cooling- Double-car garage with internal access

**Outside:-** Large pergola perfect for relaxing and entertaining- Spacious front and back yard with space for the kids and pets to play - Ample parking space - Family friendly street- 2000l rainwater tank

**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 to all windows except the front door which has a timber window installed- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.8- Roof Insulation: Thermal Insulation value approximately R-3.0

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](mailto:jesssmith@stonerealestate.com.au)

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