

34 Gamban Square, Ngunnawal, ACT 2913

STONE

House For Sale

Wednesday, 22 November 2023

34 Gamban Square, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 391 m2

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

Auction 16/12/2023 at 1:3

Property to be auctioned onsite on the 16/12/2023 at 1:30pm with offers welcome prior. This quality, 3-bedroom home showcases 116.08sqm of internal living & provides a great opportunity for the first home buyer, young family or downsizer. The comfortable & versatile lounge & dining area create a welcoming space and the home includes brand-new carpets and paint throughout. You will appreciate the spacious, functional kitchen leading out to the meals and family area, there is lots of space for outdoor entertaining and relaxation via the private inner courtyard as well as the gardens & backyard surrounding the home. Situated in a peaceful location within walking distance to local schools, shops & transport & only minutes from the thriving & expanding Gungahlin Marketplace, be sure to book your appointment to view 34 Gamban Square today. Features Overview:- North-facing- Single-level floorplan, separate title home- Brand-new carpet throughout- Freshly painted throughout- NBN connected with FTTP- Age: 30 years (built in 1993)- EER (Energy Efficiency Rating): 3 Stars Sizes (Approx)- Internal Living: 116.08 sqm- Courtyard: 40.58 sqm- Porch: 2.42 sqm- Garage: 20.70 sqm- Total residence: 139.12 sqm- Block: 391 sqm Prices- Rates: \$697 per quarter- Land Tax (Investors only): \$1,136 per quarter- Conservative rental estimate (unfurnished): \$570 – \$590 per week Inside:- Brand-new carpet throughout- Freshly painted throughout - All 3 bedrooms are spacious and are equipped with built-in-robies - Main bathroom with bath, shower and separate toilet- Front formal living area with ample natural light - Spacious formal dining room- Open plan kitchen, family and meals- Well-positioned kitchen with breakfast bar and ample storage and bench space- Family and meals area with glass sliding doors through to the back garden and courtyard- Wall mounted heaters- Ducted evaporative cooling- Electric hot water- Ample storage throughout Outside:- Freshened garden throughout- Single-car garage with ample space for storage and internal access to the courtyard - 40sqm paved courtyard with mature gardens, perfect for relaxing- Fully enclosed, grassed back yard with ample space for the kids and pets to play all day long Construction Information - Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows 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.