

**36 Maynard Street, Ngunnawal, ACT 2913**



**Sold House**

Monday, 14 August 2023

36 Maynard Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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**\$685,000**

Welcome to this cosy and convenient living experience! Tucked away on a quiet street with minimal traffic flow, this house offers a tranquil escape from the hustle and bustle of the City. First off, this house boasts a fully single-level floorplan, making it a haven for those who prefer the ease of getting around without any stairs to tackle. With everything on one level, you'll have more time to relax and enjoy your new abode. One of the standout features of this house is that it comes with a separate title. What does that mean? Well, no more worrying about strata levies eating into your budget! You'll have complete ownership and control over your property, giving you the freedom to personalise and renovate without any restrictions. Get ready to soak up the sunshine, because this home is perfectly positioned with a direct North-facing front. Say hello to bright and sunny mornings as you sip your coffee on the porch or watch the world go by. The natural light flooding in will uplift your spirits and add a cheerful vibe to your living space. If you're looking for ample space to entertain or unwind, this house has you covered both inside and out. With two separate living areas, you can designate one for cosy movie nights and the other for lively gatherings with friends and family, while externally is all ready for weekend BBQ get togethers' with friends and family. Conveniently located less than 1km away from the local primary school and oval, makes school runs (or should we say walks) a breeze. Plus, you'll also find the local shops just a short 1.5km stroll away. Running out of milk or craving a late-night snack won't be a problem anymore! Fast internet connectivity with NBN (FTTP) means you can stream your favourite shows, connect with loved ones through video calls, or work from home without any frustrating lag or interruptions. It's the perfect setup for the digital age. So, why wait? Grab this amazing opportunity to experience the joys of living in a home that offers serenity, convenience, and modern amenities. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

**Features overview:** Situated in a quiet street with low traffic flow Fully single level floorplan Separate title (no strata levies to pay) Direct North facing to front of home 2 separate living areas Less than 1 km to the local primary school and oval and less than 1.5km to the local shops Vacant possession on offer

**The Numbers (approx):** Living area: 99m<sup>2</sup> Garage: 20m<sup>2</sup> Pergola: 10.5m<sup>2</sup> Block size: 366m<sup>2</sup> Age: 27 years (built 1996) Unimproved land value: \$400,000 (2022) General rates: \$2,311 p.a. Water rates: \$740 p.a. Land tax (investors only): \$3,201 p.a. Rental estimate range (unfurnished): \$580-\$610/wk EER (Energy Efficiency Rating): 4 stars with the potential for 6 stars

**Inside:** Timber-look vinyl flooring in kitchen, family room and hall, carpets in bedrooms and living room Reverse cycle wall units in main bedroom and living room, gas wall furnace in family room Kitchen has 2 bowl sink, Chef electric oven and gas cooktop unit, dishwasher, ample storage Plantation shutters in living room over full length windows on 2 sides of the house Family room opens off kitchen and has sliding door access to rear yard All bedrooms are separated from each other and don't share any walls for privacy Main bedroom has 3 door built in robe, bedrooms 2 and 3 have 2 door built in robes Main bathroom has bath, shower, vanity and toilet is in separate room Laundry room with tub, built in storage and internal access door to garage Single garage with remote roller door Fast internet - NBN FTTP (Fibre to the Premise)

**Outside:** Room in driveway for another 2 vehicles off the road Established, easy care front gardens and lawn with inground watering system Lawn in rear yard also has inground watering system Rear pergola over paved entertaining area off family room Gas hot water system Left side gate access to rear yard Metal storage shed for garden tools, mower etc. in rear yard Clothesline

**Construction info:** Concrete slab Brick veneer external walls with R1.5 insulation Timber truss roof framing with R3.0 roof cavity insulation Concrete roof tiles Colorbond fascia's and gutters Aluminium window frames with single glazed windows and window locks Colorbond and timber fencing

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