

# 36 NOONGALE COURT, Ngunnawal, ACT 2913



## House For Sale

Saturday, 17 February 2024

36 NOONGALE COURT, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 304 m2

Type: House

**\$679000+**

This peaceful court location offers convenient access to public transportation, shops, parks, and schools for this three-bedroom, one-bathroom house on a single level. The welcoming living room is located near the front of the house and features attractive wooden floors, spacious windows, and an open layout that connects seamlessly with the kitchen and dining spaces. Additionally, there is an air conditioning system that can both heat the room during winter and cool it during summer. The kitchen and dining space offers plenty of natural lights. The kitchen comes equipped with a detached gas stove, a dishwasher made of stainless steel, a double sink, and ample cupboard space for storage. The primary bedroom is large and has a walk-in closet. The toilet and shower can be accessed from either direction. The second and third bedrooms overlook the rear courtyard and have built-in closets. The backyard offers a wonderful area for outdoor pursuits or simply taking in the fresh air, featuring artificial grass that is perfect for children to play on. Other Details No strata/body corporate Block: 26 Section: 103 Rates: \$2402 approx pa Land Tax: \$3631 approx pa (if rented) Unimproved Value: \$398,000 (2023) To enquire, please email or call 1300 815 051 and enter code 2397