

39 Burrally Court, Ngunnawal, ACT 2913

STONE

House For Sale

Thursday, 11 January 2024

39 Burrally Court, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 502 m2

Type: House



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\$850,000+

Experience a relaxing, cosy suburban lifestyle with this 3-bedroom home overlooking the Gungahlin Lakes Golf Course in the heart of the Ngannawal Peninsula. With fresh paint throughout and updated landscaping, this abode offers the best of a fresh homely look, the balance of quality nature for an easy day-to-day routine, perfect for a family-friendly lifestyle and people looking to settle in Northern Canberra. This home presents two separate and welcoming living spaces – a lounge behind windowed doors and a rounded meals-family area. Along with the porch at the back of the house, this house gives you all the places you need whether to relax, work or for entertainment. Directly visible from the back of residence are tranquil views of grassland towards the Gungahlin Golf Club range for a sense of openness as well as many opportunities for nearby outdoor recreational activity. Located only 5 minutes away in the next suburb is the Gungahlin Town Centre which offers an abundance of shops, cafes, restaurants, schools, transport options and other amenities. With the build and location combined, 39 Burrally Court provides a well-balanced lifestyle within the peaceful, vibrant and convenient district of Gungahlin.

Features Overview:- East facing- Single level floorplan- Located only 5 minutes away from Gungahlin Town Centre with shops, cafes, restaurants, schools, transport options and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 25 years (built in 1997)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx.)- Internal Living: 123.10 sqm- Garage: 38.80 sqm- Total residence: 161.90 sqm- Block: 502 sqm

Prices:- Rates: \$713.25 per quarter- Land Tax (Investors only): \$1,170.25 per quarter

Inside:- Spacious lounge room beside entry- Sunlit meals-family area- Equipped G-shaped kitchen with ample storage space- Walk-in wardrobe and ensuite to master bedroom- Double garage

Outside:- Scenic views of nature from backyard- Plenty of grass space wrapping around entire residence

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- Fences: Timber, colorbond, and metal fences- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.5

Ngannawal 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. If you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au.

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