

4/10 Marou Place, Ngunnawal, ACT 2913

Townhouse For Sale

Friday, 27 October 2023



4/10 Marou Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 133 m2

Type: Townhouse



Jacob Stanton
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Jesse Sands
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Offers Over \$699,000

Located in a charming boutique villa community comprising only 11 townhouses, Tuscany Village offers a perfect blend of convenience and serenity. Situated a short walk from the prestigious Gungahlin Lakes golf course and the vibrant Platypus Centre shops, you can relish the best of both worlds. Step inside and you'll find fresh white walls and vinyl timber floors. This home has been recently updated to make your next move hassle-free. It boasts an inviting formal lounge room with under-stairs storage, which can easily be converted into a delightful wine cellar. Direct access to the double garage adds to your convenience. The ground floor features a separate living area adjacent to a well-appointed kitchen and dining room, creating a seamless space for entertaining. A convenient powder room ensures utmost comfort for you and your guests. Outside, there's an easy-care garden setting and courtyard, perfect for memorable gatherings. Raised easy-care garden beds add a touch of natural beauty, with minimal maintenance required. Upstairs, three generously sized bedrooms with built-in wardrobes await. The main bedroom is a true retreat, offering its own balcony for tranquil mornings and a luxurious ensuite for ultimate relaxation. Regardless of the season, you'll always be comfortable with gas heating and two reverse cycle air conditioners, ensuring a perfect climate throughout the year. The double garage provides ample space for your vehicles, along with extra room for a workbench and storage to meet all your needs. This townhouse is a hidden gem waiting to be discovered. Don't miss the chance to make it yours. Contact us today to arrange an inspection and experience modern living at its finest in this sought-after location.

The Lifestyle:

- Gungahlin Lakes Golf Course & Community Club
- Platypus Centre Shops
- Local Playgrounds & Parks
- Marketplace Gungahlin
- Variety of local schooling options

The Perks:

- Charming boutique villa community with only 11 townhouses
- Perfect blend of convenience and tranquillity
- Short stroll to prestigious Gungahlin Lakes golf course and vibrant Platypus Centre shops
- Freshly painted, new vinyl timber flooring and carpets throughout
- Inviting formal lounge room with understair storage space
- Potential to transform storage space into a delightful wine cellar
- Direct access to double garage for easy parking
- Separate living area adjacent to well-appointed kitchen and dining room
- Seamless flow for entertaining
- Convenient powder room for utmost comfort
- Private entertaining with courtyard, level lawn and easy care gardens
- Three generously sized bedrooms with built-in wardrobes
- Main bedroom with balcony and stylish ensuite
- Gas heating and two reverse cycle air conditioners for year-round comfort
- Double garage with ample space for vehicles and additional room for workbench and storage

The Numbers:

- Total internal living: 133.69m² approx.
- Garage: 37.44m² approx.
- Block: 188m² approx.
- Rates: \$577 p.q approx.
- Strata Levies: \$668.25 p.q approx.
- Land Tax: \$767 p.q approx.
- Build: 1999
- EER: 3 Stars

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.