

4/12 Marou Place, Ngunnawal, ACT 2913



Unit For Sale

Saturday, 25 November 2023

4/12 Marou Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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Auction 13/12/2023

Located in a boutique development of single level townhouses at the end of a quiet cul-de-sac, discover this beautifully presented, three-bedroom, two-bathroom home. It's the kind of street where kids learn to ride their bikes or where a competitive game of cricket can transpire on a sunny afternoon, but it's the outlook over the tranquil Gungahlin Lakes Golf Course from the rear of this home that is sure to capture you all year round. There are 2 distinct living areas that can be shut off from each other so residents can each find some space to themselves. The generous main bedroom with its large walk-in-robe and ensuite is separated from the other 2 rooms, in fact none of the bedrooms share a wall for privacy. Bedrooms 2 and 3 share the second bathroom which also has the toilet situated separately in its own room. Notable upgrades include engineered timber flooring throughout the dining room, new paint throughout, brand-new LED down lighting throughout plus an entertaining deck to make the most of your tranquil vista and best of all no lawns to mow front or rear. 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 property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- Property has a North/West aspect directly backing the Gungahlin Lakes Golf Course
- Boutique 'Keilor' townhouse complex positioned in a quiet cul-de-sac location
- Fully single level floorplan
- Two separate, light-filled living areas
- None of the bedrooms share a wall for privacy
- Pets welcome - subject to strata notification
- Vacant possession so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence if you need to move quickly prior to settlement
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing
- Offers prior to auction (above the published guide price) are welcomed

The Numbers (approx):

- Living area: 117m²
- Garage: 36m²
- Deck: 20 m²
- Age: 22 years (built 2001)
- General rates: \$2,597 p.a.
- Water rates: \$740 p.a.
- Strata levies: \$2,271 p.a.
- Land tax (investors only): \$3,572 p.a.
- Conservative rental estimate (unfurnished): 650/pw
- EER (Energy Efficiency Rating): 6 stars (out of 6 stars)
- Name of development: Keilor
- Number of townhouses in development: 10
- Strata manager and contact number: Civium Strata - Phone (02) 6162 0681
- Units plan number: 1950
- Current balance of admin fund as of 3/11/2023: \$9,868
- Current balance of sinking fund as of 3/11/2023: \$20,761

Inside:

- Kitchen overlooks main living area and offers electric oven, 4 burner gas cooktop, externally ducted rangehood, under bench dishwasher and ample bench space
- North-westerly facing main living area with golf course views, reverse cycle air conditioning unit and direct sliding door access to backyard
- Carpets in all the bedrooms, engineered timber flooring in dining room, tiles in kitchen, living, bathroom, laundry
- Brand new paint and LED downlighting throughout
- Main bedroom has ceiling fan, walk in robe (with floor safe) and ensuite with shower, new toilet, vanity, heated towel rail and external ventilation window
- Double door built in robes in bedrooms 2 and 3 with shelving and hanging space
- Main bathroom with bath, shower, vanity, skylight, heat lamps and separate toilet room
- Separate laundry room with corner tub and access door to rear yard
- Magnetite double glazed windows in the main bedroom, ensuite and kitchen
- Honeycomb thermally insulated blinds throughout
- Plenty of extra storage options including multiple storage cupboards
- Ducted gas heating
- Reverse cycle air-conditioning
- NBN connected (FTTP)

Double garage has remote entry and internal access to house

Outside:

- Established, easy care front and rear gardens with no lawns to mow
- 'Modwood' deck with built in seating and storage under offering uninterrupted outlook to the golf course
- Hidden, instantaneous and continuous gas hot water system
- Pool-style fencing to enhance views
- External security shutters on windows (provides security and insulation)
- No lawns to mow front or rear

Construction info:

- Concrete slab
- Brick veneer external walls with R1.5 wall insulation
- Timber truss roof framing with R3.5 ceiling insulation
- Concrete roof tiles
- Colorbond fascia's and gutters
- Aluminium window frames with single glazed windows (added Magnetite double glazing to the main bedroom, ensuite and kitchen windows)

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17
- Certificate to waive your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates