

4/3 Gurubun Close, Ngunnawal, ACT 2913



Townhouse For Sale

Saturday, 9 December 2023

4/3 Gurubun Close, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$540,000+

Indulge in a life where low maintenance living takes precedence and convenience can be enjoyed in abundance and revel in the allure of new carpet, freshly painted interiors, and contemporary blinds, infusing the space with a renewed freshness. Cleverly configured over two levels, an inviting tone flows from the moment you enter. The town home's design carries you from the front door through to the open kitchen/family/meals. The kitchen enjoys plenty of bench and storage space, a sleek gas cooktop, a Chef oven, and a Torin rangehood. A back courtyard garden with a paved area, a grass patch and a few established plants encapsulated by Colorbond fencing with a back gate opening to the footpath on Wanganeen Avenue, is accessed through a glass sliding door. For convenience, the ground floor also incorporates a laundry and second toilet. Ascend to the first floor and discover a primary bedroom with built-in robes, two further bedrooms with access onto a decked balcony and the family bathroom. Practicalities include a Mitsubishi reverse cycle air conditioning unit in the main bedroom and a single garage with internal access and access to under stair storage. This townhouse, which is ultra-low maintenance and provides for a 'come and go' lifestyle, is an opportunity you shouldn't miss. It presents a fantastic opportunity to secure your first home, downsize and enjoy a more minimalist lifestyle, or reap the benefits from adding it to your investment portfolio. So why don't you drop in during one of the advertised inspections, and be surprised and delighted at this fabulous lifestyle opportunity, before it's too late!

EER: 5.0 Unit Plan: 1395 Corporations Manager: David Grimmond Body Corporate Fees: \$1,367.00 biannually (approx.) AUV 2022-2023: \$1,371,800 (unit entitlement 10%) Land Rates: \$2,200.58p/a (approx.) Land Tax: \$2,924.42p/a (payable if rented) Why this townhouse is solely for you:*

Presents a highly sought-after entry-level opportunity, offering unparalleled convenience for first-time homebuyers or a compelling, low-maintenance choice for astute investors* Nestled in a small and desirable complex of 10 townhouses* Spread over two levels with a private courtyard and abundant usable space* Upon entry, an inviting lounge/dining area extends with new carpet, providing an ideal space for relaxation and entertainment* The kitchen, a practical haven for culinary endeavours, is adorned with ample bench space, generous storage solutions, a gas cooktop, a Chef oven, and a Torin rangehood* A separate laundry, complete with an adjacent downstairs toilet featuring a convenient wash basin, offers added functionality* Three spacious bedrooms on the upper level* Bedroom one with built-in storage* Bedroom two and three have direct access to an upper balcony* Upstairs bathroom services with a bath, a shower, a single basin vanity and a separate toilet* A Mitsubishi reverse cycle air conditioning unit in the main bedroom ensures a consistent and comfortable climate, no matter the season* Thermann 135L gas hot water system* Revel in the allure of new carpet, freshly painted interiors, and contemporary blinds, infusing the space with a renewed sense of modernity and charm*

Back courtyard garden with a paved entertaining area, a grass area and a few established plants encapsulated by Colorbond fencing with a back gate opening to the footpath on Wanganeen Avenue* Car accommodation is provided by a single garage with internal access and access to under stair storage* Very accessible bus routes, walking paths, and playgrounds* Ngunnawal Primary School close by and a few minutes drive to the Gungahlin Town Centre* Townhouse size (approx.) - Ground Floor: 55.39m²; Upper Floor: 48.35m² (excluding stairs); Garage & Store: 22.46m²