

4/49 Jandamarra Street, Ngunnawal, ACT 2913



Townhouse For Sale

Thursday, 21 March 2024

4/49 Jandamarra Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 130 m2

Type: Townhouse



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\$659,000+

Neat as a pin this freestanding (no shared/common walls) 3-bedroom town home will be ideal for first or even second home buyers. Tucked away to the rear corner of this boutique development of only 12 dwellings this gem will impress. Immaculately presented with a double garage with internal access plus 2 "hardstands" (the ability to park 2 vehicles in front of the double garage) as well as an added advantage of having a visitor car space beside the front of #4's courtyard. An enclosed front courtyard & surprisingly large rear yard privatised by mature hedges & with concrete underfoot lends itself perfectly to a future pergola area. All the creature comforts are here with ducted gas heating throughout, 2 X split R/C A/C's, automated garage roller doors, gas cooking, upgraded LED downlights throughout the living areas, double roller blind window coverings throughout with rail & pelmet 100% block out blinds in Bed 1 & 2 & even a security system to boot. Storage is ample with a linen cupboard in the laundry & bedrooms 1 & 2 both having built-in wardrobes. The Owners' Favourite Part: This has been a fantastic first home for us. Hidden away to the rear of the complex we have no traffic driving up to our place. Secure & enclosed front & rear yards have been great for our Dogs. Features include:- Ideal for the first or even second home buyer- Double garage with internal access plus 2 "hardstands"- Enclosed front courtyard- Ducted gas heating throughout- 2 X split R/C A/C's- Automated garage roller doors- Double roller blind window coverings throughout- Rail & pelmet 100% block out blinds in Bed 1 & 2- Security system- Bedrooms 1 & 2 both with built-in wardrobes Particulars (all approx.):- Block Size: 304m²- Total Living Size: 130m²- Living Size: 89m²- Porch Size: 3.5m²- Garage Size: 37m²- Year Built: 1999- EER: 3.5- Body Corporate: \$2,772.20/year- Rates \$566/qtr.