

**4/82 Wanganeen Ave, Ngunnawal, ACT 2913**



**Townhouse For Sale**

Tuesday, 7 May 2024

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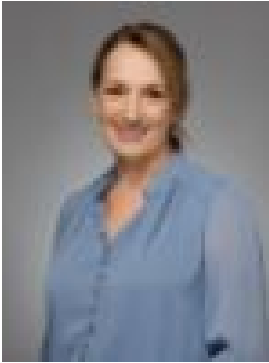
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 100 m2**

**Type: Townhouse**



Naomi Sachs  
0261473396



Matt Sebbens  
0261473396

## Auction

Pre-auction offers will be considered with a buyers guide of \$605,000+Introducing a charming 3-bedroom, single-level townhouse, ideally situated in a vibrant community, with an energy-efficient rating of 5.5 stars, this home also offers comfort all year round.This beautifully designed home offers a blend of private spaces and communal areas that cater to a relaxed lifestyle.At the heart of the home, the open-plan living area creates a welcoming atmosphere, ideal for family gatherings or casual entertaining. Adjacent to this is the central kitchen, equipped with a brand-new gas stove and oven, with new hybrid flooring that extends throughout the house. These communal spaces are designed for practicality and ease, ensuring everyday activities flow smoothly.The main bedroom features a walk-in robe, providing ample storage and a personal retreat. Two additional bedrooms offer flexibility; one is perfectly suited as a sunny home office, ideal for productivity or creative projects. The layout also includes a convenient two-way bathroom, enhancing functionality and accessibility.Outdoors, the property boasts two courtyards: one tailored for cosy winter gatherings and another that captures the summer sun, making it an ideal spot for relaxation and entertaining. Located within easy walking distance to local shops, public transport, and scenic paths perfect for weekend dog walks, this townhouse has served as a beloved home for a young couple for the last ten years. It now invites new owners to enjoy its many amenities and the friendly neighbourhood it resides in.FeaturesOpen plan living with access to north-facing courtyardCentral kitchen with new stove and gas cooktopMain bedroom with walk-in robe Two-way bathroom and separate toiletRemaining bedrooms with built-in robesDucted gas heating throughoutSplit system in living & main bedroomHybrid flooring throughout the living areaNew instant gas hot water systemSingle garage with storage space A private front and rear courtyard50metres walk to bus links200metres walk to Ngunnawal IGA500metres walk to Ngunnawal Primary SchoolLiving size: 100m2Garage size: 22m2Year built: 1994EER: 5.5Body corp: \$655 per qtrRates: \$600 per qtr