

4 Alli Place, Ngunnawal, ACT 2913



House For Sale

Friday, 5 April 2024

4 Alli Place, Ngunnawal, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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\$615,000+

Welcome to your new home at 4 Alli Place, Ngunnawal. Tucked away in a serene cul de sac with no through traffic, this charming separate title residence offers the perfect blend of comfort and convenience. Step inside to discover a home which has been freshly updated to exude a modern feel in this established neighbourhood. The spacious open-plan living areas are ideal for entertaining or simply relaxing with loved ones, whilst the well-equipped kitchen boasts ample storage, a gas cooktop, and an updated electric oven, making meal preparation a breeze. Renovated to modern standards, the bathroom and separate laundry exude contemporary elegance. Stay comfortable year-round with gas heating and a split system reverse cycle heating/cooling, additionally the instantaneous gas hot water system ensures you never run out of hot water. One of the key features of the home is the variety of usable outdoor space. The front North facing courtyard is the perfect spot to sit and enjoy a morning coffee, whilst the enclosed rear garden allows space for children, pets and a spot of gardening without the maintenance hassles. To top it off, there is a real sense of privacy, providing you with your very own tranquil retreat. This home has been thoughtfully updated with brand new oak hybrid flooring, new carpets to bedrooms and a freshly painted interior, ensuring a modern aesthetic throughout. You will also enjoy all the future benefits of the 4.8 kW solar system with 16 panels, reducing your energy bills and environmental footprint. Conveniently located close to local Ngunnawal shops, various local parks, schools, dog park, public transport, and just a short drive the bustling Gungahlin Town Centre, this property offers the perfect blend of comfort, convenience, and style. Don't miss your chance to make 4 Alli Place your new address, we look forward to seeing you at the next open home.

Summary of features:

- 2 bedroom separate title home (no strata)
- Positioned in a quiet cul de sac with no 'through traffic'
- Close to local Ngunnawal shops, Casey shops, various local parks, schools, dog park, public transport & the Gungahlin Town Centre
- Spacious open plan living areas
- Well equipped kitchen with great storage, gas cooktop & new electric oven
- Renovated modern bathroom
- Separate renovated laundry
- Gas heating + split system reverse cycle heating/cooling
- Instantaneous gas hot water system
- NBN connected
- Private and established low maintenance gardens
- Single lock-up garage with remote door (has additional room for storage)
- Brand new oak hybrid flooring
- New carpet to bedrooms
- Freshly painted interior
- New window furnishings
- Solar system – 4.8 kw (16 panels)

Sizes:

- Block size: 286m²
- Internal living area: 74.4m²
- Garage: 20m²