

4 Bimbiang Crescent, Ngunnawal, ACT 2913

STONE

Sold House

Friday, 18 August 2023

4 Bimbiang Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 466 m2

Type: House



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\$736,000

Situated on a 466 sqm block in the leafy and family-friendly suburb of Ngunnawal close to the local shopping centre and schools. The home boasts separate living and dining areas as well as a family room that opens to a fully covered back deck which creates a great entertaining space for family and friends. In addition to the back deck, there is ample grass space for the kids and pets to play all day long in a safe and fully enclosed yard. This Stunning 3-bedroom home is the perfect place to start your family or downsize. Features Overview:- East-West facing- Elevated, Single-level floorplan, free-standing separate title home- 5kW solar system inverter- NBN connected with FTTP- Age: 29 years (built in 1994)- EER (Energy Efficiency Rating): 3 Stars Sizes (Approx)- Internal Living: 112.12 sqm- Back Deck: 15.75 sqm- Back undercover paved area: 13.6 sqm- Porch: 4.49 sqm- Carport: 24.5 sqm- Total residence: 170.46 sqm- Block: 466 sqm Prices- Rates: \$589 per quarter- Land Tax (Investors only): \$880.75 per quarter- Conservative rental estimate (unfurnished): \$580 - \$600 per week Inside:- Segregated master suite with built-in robes and private door to the bathroom- Spacious bedrooms all with built-in robes- Main bathroom with walk-through access, bath and separate toilet/vanity- Front, light-filled, formal living room with ample space for the family- Formal dining room off the kitchen- Well-appointed kitchen with ample storage, quality appliances and breakfast bar- Open plan living room off the kitchen with extended kitchen storage and glass sliding doors through to the back deck- Laundry room with external access and doggy door- Split system installed in the dining room, bedrooms 1 and 2- Instantaneous gas hot water Outside:- Single carport with remote garage door- Side access with ample space for the boat, caravan, trailer and extra car - Newly painter and re-pointed roof - Beautifully landscaped front yard - Large back, fully enclosed grassed yard- Undercover back deck- Garden shed- Undercover paved area perfect for an extra car, motorbike, storage area or kids play space Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Aluminium window frames to all windows except the laundry which has a timber window installed- Window Glazing: Single glazed windows Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.