

4 Tana Place, Ngunnawal, ACT 2913

STONE

House For Sale

Thursday, 7 December 2023

4 Tana Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 301 m2

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

Auction 09/12/2023 at 11:15 AM

Property to be auctioned onsite on the 09/12/2023 at 11:15am with offers welcome prior. Nestled on the higher side of a leafy green street in Ngunnawal, this well-maintained 3-bedroom gem is in great condition and offers a seamless, flowing floorplan, perfect for both gatherings and everyday living. Sunlight dances through generous windows, highlighting the inviting living spaces. The well-equipped kitchen, cozy dining area, and comfortable bedrooms provide an easy-care lifestyle. Outside, a low-maintenance yard invites relaxation and is the perfect spot for the kids to play freely. With nothing more to do, this home truly is move-in ready! Conveniently located near parks, schools, and shops, this home combines charm and accessibility. A rare find for those seeking a comfortable, inviting retreat.

Features Overview:-
North-facing to the rear- The whole external of the home has been refreshed in the last 30 days- Single-level floorplan, separate title home- Security screens on all windows- NBN connected with FTTP - Age: 26 years (built in 1997)- EER (Energy Efficiency Rating): 4 Stars Sizes (Approx)- Internal Living: 101.10 sqm- Pergola: 8 sqm- Porch: 4.31 sqm- Garage: 21.90 sqm- Total residence: 135.31 sqm- Block: 301 sqm Prices- Rates: \$559.75 per quarter- Land Tax (Investors only): \$802.25 per quarter- Conservative rental estimate (unfurnished): \$580 – \$600 per week

Inside:- Front master suite with built-in robes and direct access to the bathroom- Spacious bedrooms all with built-in robes- Main bathroom with shower, bath and separate toilet- Front formal living room with ample natural light- Open-plan kitchen and dining room with glass sliding doors through to the back garden- Spacious kitchen with ample storage, quality appliances and breakfast bar- Laundry room with external access- Ducted gas heating- Split system installed- Gas hot water- Ample storage throughout- Single-car garage with internal access and remote-controlled roller door

Outside:- Back pergola perfect for a seating area or kids play space- Fully enclosed backyard- Easy to maintain front and back garden

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: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Roof Insulation: Thermal Insulation value approximately R-2.5

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 on: jesssmith@stonerealestate.com.au

Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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 to make further enquiries.