

40 Honyong Crescent, Ngunnawal, ACT 2913

House For Sale

Wednesday, 12 June 2024

MARQ

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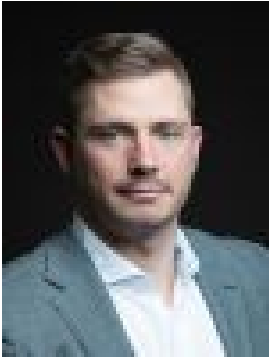
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 376 m2

Type: House



Jason Anasson
0423821138



Rachel Anasson
0499333217

\$775,000+

Thoughtfully updated and located within the sought-after suburb of Ngunnawal, this inviting single-level three-bedroom home offers contemporary living and a convenient lifestyle. The functional floor plan with a separate lounge, family, and meals area, is greeted by the tastefully renovated kitchen flowing out to the purpose-built entertainment space perfect for family gatherings or quiet nights in. Positioned in a beautiful pocket of Ngunnawal, it's only a short walk to Ngunnawal Primary School and minutes from Gungahlin Marketplace. This home offers the perfect beginning, savvy investment or quiet downsize within an ideal location. - Beautifully presented single-level, three-bedroom home- Designer kitchen with stone bench tops and modern appliances, new Fisher and Paykel dishwasher - Separate lounge, living, and meals area - Three bedrooms, two with built-ins, master with walk-in robe- Newly updated bathroom with bathtub, separate toilet- Split reverse cycle air conditioning to the lounge room, gas wall heater to the meals area- Covered entertaining area with heater connecting to the easy-care, low-maintenance backyard- Newly landscaped front yard, recently painted exterior - Favourable northern aspect to the entertainment area- NBN connect - Fibre to the Premises (FTTP)- Energy Efficiency Rating 3.5- 120.90 sqm living, 18 sqm carport, 376 sqm block- Perfect for a downsizer, family, or couple with plans- Surrounded by a selection of local reserves and playgrounds- Close to Gungahlin Marketplace and an array of great eateries General rates: \$2,561.31 approx. per annum Land tax (if rented): \$4,007.40 approx. per annum Unimproved land value: \$386,000 (2023) Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property 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