

43 Bindugan Crescent, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 14 August 2023

43 Bindugan Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 467 m2

Type: House



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\$945,000

Welcome to 43 Bindugan Crescent. Elevated on a corner block, directly across the road from parkland, this stunning home offers every luxury one would hope for. With stunning mountain views and designed with spacious, modern family living in mind, this home has three generous bedrooms, formal and informal living spaces with an extra rumpus/study nook and a double garage with internal access. Broadview, the latest land release where established suburbia meets contemporary development. Known for its abundant greenery and unrivalled location, residents of Broadview enjoy life just moments between the Gungahlin Town Centre and Casey Market Town. Features Overview:- North facing- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Data points in the rumpus/study- TV antenna points in all the bedrooms and rumpus/study - Age: 8 years (built in 2015)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 164.50 sqm- Deck: 15 sqm- Porch: 3.87 sqm- Garage: 38.90 sqm- Total residence: 222.27 sqm- Block: 467 sqm Prices- Rates: \$626 per quarter- Land Tax (Investors only): \$908.75 per quarter- Conservative rental estimate (unfurnished): \$680 - \$700 per week Inside:- Segregated master suite with walk-through robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath, walk-in shower and separate toilet - Rumpus/large study- Front formal living room- Modern kitchen with ample storage, island bench and stainless steel appliances- Light-filled open plan living and dining with glass sliding doors through to the back deck - Laundry room with ample space- Ducted reverse cycle heating and cooling- Double-car garage with internal access Outside:- Located directly across from parklands and positioned on an elevated corner block- Elevated back deck with mountain views and ample space for entertaining- Easy to maintain front and back yard- Fully enclosed back grassed yard, perfect for the kids and pets to play all-day Construction Information:- Flooring: Concrete slab- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil 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.