

# 43 Carina Street, Ngunnawal, ACT 2913

## Sold House

Sunday, 15 October 2023

LEADER CAPITAL  
Real Estate

43 Carina Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Tony Yip

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**\$650,000**

Take one look at 43 Carina Street and see that this is a once and only opportunity for the first home buyer and investor alike. This neat three bedroom cottage home is situated in one of Ngunnawals quiet tree lined streets. This one must be gone on auction day! The results of an exhaustive search will come to a grinding halt as you focus on this fabulous home nestled amongst a beautiful garden that provides you with all the privacy you need. As you walk in the front door you are greeted with a large living area, flowing through but still segregated you will be excited by the family/ dining room with an open plan kitchen ready to be entertained in. All three bedrooms have built in robes and are completed by a two way bathroom. The backyard is fully fenced, which provides a perfect relaxed atmosphere for children and pets to play in whilst you entertain under the covered pergola and cook up a feast on the built in barbeque. The side access driveway presents a perfect opportunity for a garage or carport, but currently provides plenty of off street parking. There is no time like right now to jump into the growing market or expand that property portfolio. Inspect Today! - Built 1994- Generous three bedroom home- Gas wall heating- Generous storage and gas cooking to kitchen- Two separate living areas- Landscaped gardens front and back- Convenient location close to shops and amenities- In close proximity to Gungahlin Town Centre- 102.238 sqm approx residence- NBN ready- Rates \$600.62 p/q (approx)- Land Tax \$916.67 p/q (approx) (only if rented out)- EER 3.5 Disclaimer: We take reasonable care in providing information regarding properties advertised for sale. We accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained in advertising material. All parties should rely on their own investigation to authenticate information or refer to independent experts for advice.