

# 43 Yarrowonga Street, Ngunnawal, ACT 2913

STONE

## Sold House

Friday, 15 September 2023

43 Yarrowonga Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 307 m2

Type: House



Sam Dyne  
0262538220

**\$710,000**

This cleverly designed 3-bedroom home provides sun-drenched formal and informal living areas. Enjoy the updated kitchen which has an abundance of meal preparation space and storage. The oversized main bedroom is perfectly positioned with large windows and a spacious ensuite. Located in a peaceful, leafy green street that is only metres to Ngunnawal shops and a fantastic childcare centre you are also a 2 minute drive to Ngunnawal primary, enjoy the lifestyle that this convenient location has to offer.

**Features Overview:-** North facing to the front- Two-level floorplan, separate title home- NBN connected with FTTP- Age: 29 years (built in 1994)- EER (Energy Efficiency Rating): 5 Stars

**Sizes (Approx)-** Internal Living: 122.8 sqm (66.5 sqm downstairs and 56.8 sqm upstairs)- Garage: 24 sqm- Total residence: 147.3 sqm- Block: 307 sqm

**Prices- Rates:** \$600 per quarter- Land Tax (Investors only): \$909 per quarter

**Inside:-** Spacious 3-bedroom home.- Large bedrooms, all with built-in robes.- Large Main bathroom with bath, walk-in shower and separate toilet.- Downstairs laundry room with third toilet.- Separate north-facing front living room.- Open-plan living, dining and kitchen with sun-room.- Spacious, updated kitchen with ample storage and bench space.- Double-glazing throughout.- Split system heating and cooling upstairs.- Ducted gas heating throughout.- Single-car garage with internal access.

**Outside:-** North-facing front courtyard.- Paved and grassed backyard.- Garden shed.- Fully enclosed with secure fencing.- Positioned opposite grassland at the end of a quiet street.

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: [samdyne@stonerealestate.com.au](mailto:samdyne@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.