

**47 Gurrang Avenue, Ngunnawal, ACT 2913**



**House For Sale**

Saturday, 17 February 2024

47 Gurrang Avenue, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$719,000+**

A separate entrance area welcomes you into this gorgeous home with soaring high ceilings in the living areas. Full of natural light from the floor to ceiling windows, the home enjoys beautiful views of the surrounding gardens and also overlooks a large open space reserve and an old gum tree in the distance. An open plan kitchen enjoys extra light via the skylight and offers plenty of cupboard space, stainless steel appliances including a dishwasher, rangehood and a 900mm free standing stainless steel oven with electric glass hotplates. With timber flooring and recently replaced plush grey carpets in the bedrooms, the home is painted in fresh tones of soft greys and white with feature walls providing a splash of colour. The living area flows effortlessly onto a great sized timber entertaining deck with large shade sail, providing a wonderful indoor/outdoor experience that we all love. You'll use this area all year round! In total, there are 3 bedrooms with two built-in wardrobes and you'll love the recently renovated bathroom with a modern walk-in shower. To keep you comfortable in the summer, each room has a ceiling fan! For functionality there is also a separate toilet and a separate laundry with access to the back garden. The rest of the gardens are lovely with a nice green lawn area, garden beds and paved BBQ patio area and garden shed. There's also a large storage shed/potential studio that has lots of possibilities. Use it for storage, office space, or a teenage retreat! Car accommodation wise, is a double carport. With a steel frame and steel trusses, this is a solid home and ideal for both home occupiers and investors alike. There is great demand for a property like this so we don't expect it to stay on the market too long!

**Main features**  
Built - 1994  
Block Size - 457m<sup>2</sup>  
Residence - 95m<sup>2</sup>  
Carport - 33m<sup>2</sup>  
3 bedrooms  
2 built-ins  
Entrance  
Open plan living  
High peak ceilings in lounge  
Meals area  
Ceiling fans  
Skylights  
Gas Heater  
Entertaining timber deck  
Shade sail  
Open plan kitchen  
Whirlpool stainless steel dishwasher  
900mm freestanding Westinghouse oven with glass hotplates  
Stunning renovated (approx 2022) bathroom  
New plush grey carpet (approx 2022)  
Separate laundry  
Separate toilet  
Steel frame and trusses  
Double carport  
Lovely gardens with lawn  
Paved patio areas  
Backs reserve

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