

48 Hughes Crescent, Ngunnawal, ACT 2913

Sold House

Thursday, 9 November 2023

Canberry.

Live Where You Love

48 Hughes Crescent, Ngunnawal, ACT 2913

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 994 m2

Type: House



Shan Gao

0457038888



Curtis Dong

0449889665

Contact agent

Auction Location: On site Set in the highly sought-after suburb of Ngunnawal, this elevated 4-bedroom, 3-bathroom elevated home only gets better on the inside. Stylish throughout and surrounded by established landscaped gardens. This home has the option of operating as one large 4-bedroom family home or being split up into a 3-bedroom home and a self-contained studio. With its great condition and convenient location, this property is perfect for families, up-sizers, investors, and young couples looking to settle down. As you step inside the main residence, you'll be greeted by an inviting formal lounge with a stylish timber ceiling that adds warmth and character to the space. The main residence boasts three bedrooms, including a master bedroom with a walk-in robe and ensuite. The living area seamlessly flows into the renovated kitchen, which offers ample bench space, storage options, and modern appliances. From both the living area and master bedroom, you can enjoy beautiful garden views. One of the highlights of this property is the separate self-contained studio. Complete with its own balcony offering great views, this self-contained studio provides additional living space for your family or rental income opportunities. The large established garden is perfect for entertaining guests or simply enjoying some quality time outdoors with your loved ones. It's an ideal place where family and friends can gather around and create lasting memories. This property also boasts an excellent location. You'll find yourself within walking distance to local shops or just a short drive away from Casey Market Town and Gungahlin town centre. Additionally, it backs onto Hill Reserve where you can explore scenic walking tracks. Don't miss out on the opportunity to call this stunning Ngunnawal family home your own. At a glance... - Premium elevated 994m² Block- Backing nature reserve- Perfect for large families or for investors with the potential to a set-up dual income stream Main residence... - Elevated three-bedroom, two-bathroom double garage residence - New flooring - Formal living, separated at the front of the home- Spacious light-filled open plan living and dining area- Updated kitchen designed with the functionality and convenience in mind- Large master bedroom features oversized walk-in robes and ensuite- The other two bedrooms with built-in robes and services by the main bathroom - Cedar windows- Large outdoor entertaining area with covered pergola & gazebo- Established garden Information... Living : 148.2m² (approx..) Garage : 41.7m² (approx..) Pergola : 29.8m² (approx..) Porch: 2.9m² (approx..) Year Built: 1993 Fully equipped self-contained studio... - Self-contained studio with living & dining, kitchenette, ensuite, robe, and own access to the balcony- Split system air conditioner- Spectacular views Information... Living : 41.7m² (approx..) Balcony: 11.6m² (approx..) Year Built: 2004 Love the Location... - Backing Reserve- Within 3 minutes' drive to Ngunnawal Primary School- Within 3 minutes' drive to Casey Market Town- Within 6 minutes' drive to Gungahlin Town Centre- Within 18 minutes' drive to Canberra CBD Property information... Land Size : 994 m² (approx..) EER: 3.0 Rates: \$762 p.q. (approx..) Land Tax: \$1,284 p.q. (approx..) Investors only Disclaimer: The Material and information contained within this marketing is for general information purposes only. Canberry Properties 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.