

49 Windradyne Street, Ngunnawal, ACT 2913

MARQ

Sold House

Saturday, 17 February 2024

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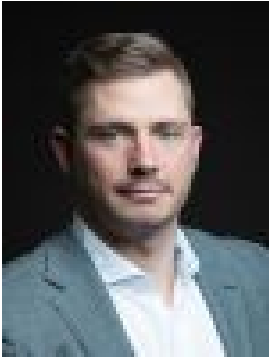
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 331 m2

Type: House



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\$718,500

Ideally positioned in the superior location of Ngunnawal is this neatly presented three-bedroom family home. Greeted with updated hybrid timber flooring in the main living space, and new carpet to the bedrooms this functional single-level floor plan provides a convenient lifestyle in a private and inviting setting. Offering an abundance of natural light with the favourable northerly aspect, and low maintenance landscape gardens to the front and rear providing privacy and security this home is the perfect beginning or an opportunity to downsize your lifestyle. Conveniently positioned in an ideal locale, this home is only a short distance to Ngunnawal Primary School, a multitude of recreational facilities including newly updated neighbourhood parks and a short drive to Gungahlin Town Centre, within walking distance.

- Neatly presented three-bedroom family home - Updated hybrid timber flooring to the main living space, new carpet to the bedrooms- Functional kitchen with gas cooktop, electric oven- Segregated master bedroom with walk-through robe - Well-sized bedroom two and three, paint refresh within the home- Contemporary two-way bathroom with bathtub- Full-size laundry room with rear access- Evaporative cooling throughout, gas wall heater to the main living space- Neutral colour scheme - Easy low maintenance gardens with irrigation system, secure rear yard offering privacy- Single lock-up garage has been converted to an additional studio space can easily be converted back to offer a single garage with internal access- Addition parking spaces with shade sail, ample off-street parking- Favourable North to front façade aspect - NBN connected fibre to the premises (FTTP)- Solar panels- Energy Efficiency Rating 4.0- Rental return approx. \$650 - \$700- 93.6 sqm living, 19.7sqm garage, 331sqm parcel of land- Close proximity to Ngunnawal Shops and Ngunnawal Primary School, central to both Casey Market Town and Gungahlin Town Centre, and local recreational facilities including the Gungahlin Lakes Golf and Community Club. Rates: \$2,518.07 approx. per annum Land tax: (if rented) \$3,906.60 approx. per annum Unimproved land value: \$376,000 (2023) Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property 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