

5/49 Jandamarra Street, Ngunnawal, ACT 2913

STONE

Sold Townhouse

Thursday, 21 September 2023

5/49 Jandamarra Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse

\$645,000

Impeccably maintained, this 3-bedroom house has you feeling like home as soon as you walk through the front door. Each charm-filled room provides you with a blank canvas to create your own touch and character whilst still enjoying high quality finishings, a recently refurbished kitchen and an abundance of natural light. Within close proximity to shops, Ngunnawal Primary School, and everything you could possibly need, this home is the perfect opportunity for first-home buyers, those looking to downsize, or a growing family in what is a very family and pet friendly boutique complex.

Features
Overview:- Single-level floorplan in a boutique complex- NBN connected with FTTP- Age: built in 1999- EER (Energy Efficiency Rating): 5.0 Stars- Strata manager: Civium- Number of homes in complex: 6
Sizes (Approx) Internal living: 93.01sqm
Garage: 36.22sqm
Total: 129.23sqm
Prices- Rates: \$529 per quarter (approx)- Land Tax (Investors only): \$682 per quarter (approx)- Conservative rental estimate (unfurnished): \$570-\$590 per week

Inside:- Open plan kitchen dining area with seamless flow outside- Recently refurbished kitchen with ample storage and quality appliances- Three spacious bedrooms, 2 with built in robes- Fully appointed bathroom with separate bath and shower- Double blinds in bedrooms, living and kitchen- Skylight in bathroom- Split system to living area and master bedroom- New ducted gas heating system- Updated flooring and paint throughout- New light fittings- Security system

Outside:- Manicured, established gardens- Double garage with internal access and additional storage spaces

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.2- Roof Insulation: Thermal Insulation value approximately R-3.0

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: jessdoolan@stonerealestate.com.au

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