

5 Igera Place, Ngunnawal, ACT 2913



Sold House

Thursday, 9 November 2023

5 Igera Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 519 m2

Type: House



Jonathan Irwin

\$775,000

Some houses make you feel a certain way and this one just feels happy! From the beautiful natural light, the relaxed flowing living areas and the gorgeous cottage garden that's full of delights, there's so much to love. A quiet and convenient location and multiple upgrades makes this home a must see.

FROM THE OWNERS'We have found so much joy in making this house our family home. Many hours have been spent nurturing indoor and outdoor spaces for play, connection and memory making. Our cottage garden haven has hosted countless laughter-filled, celebratory BBQs with loved ones. Bird watching is a favourite family pastime; with the privacy of the lush canopy of trees providing the perfect playground for willy wagtails, rosellas, blue wrens and wattlebirds. Our children's best-loved walking route is out the back gate to the oval, via the shops and home again past the duck pond. We know the next owners will quickly fall in love with the flexibility of the space, the connection to the outdoors, and the opportunities for hospitality.

THE LOCATIONLocated in a quiet cul-de-sac the home offers gated rear access to a green belt walking and cycle track which is a short distance to the Casey Market Town and Springbank Rise recreation reserve. The home is within close proximity to several public and private schools, playgrounds, walking paths and the local Ngunnawal shops..Ngunnawal is a popular suburb particularly with young and growing families. The Gungahlin CBD is just a 10 minute drive away and offers vast range of shopping, health care, food and entertainment options plus excellent public transport links.

SUMMARYLight & bright living & dining rooms plus flexible family/meals
Spacious kitchen with breakfast bar, dishwasher & pantry
Gorgeous cottage garden - raised veggie beds, chicken run & established trees incl plum
Berry patches - thornless blackberries, strawberries & raspberries
Deck & lookout for the kids
Air conditioning - Daikin Multihead (4) Split Systems (2019)
Solar panels - 6.4kwh Trina Vertex S400 system (2022)
Roller blinds - blackout and privacy, front of house (2020)
Ceiling fans - 2 living & 3 bedroom (2017)
Pergola repainted and laserlite roofing - replaced (2019)
Renovated toilet room & new toilet (2023)
Renovated laundry with butcher block counters & great storage
New carpet (2020)
Large double carport (great undercover play space) with workshop
Generous off street parking
6 min walk to Casey Market Town via underpass
5.6km to Gungahlin CBD
Living: 120.7m²
Carport/workshop: 54m²
Block: 519m²
Rates: \$600 per quarter
EER: 4
All figures are approximate
For more information, please contact Jonathan Irwin by submitting an enquiry form below or calling 0421 040 082.
Disclaimer: Irwin Property and the vendor cannot warrant the accuracy on the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.