

5 Marou Place, Ngunnawal, ACT 2913

STONE

Sold House

Wednesday, 25 October 2023

5 Marou Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 428 m2

Type: House



Kris Hellier
0413799700



Darby Langdown
0432799221

\$831,000

SOLD PRIOR TO AUCTION-\$831,000A WORD FROM OUR SELLERS:"We have loved our time in this very adaptable home that has allowed us to live in a quiet neighbourhood but provided us with proximity to lots of social and living alternatives. Its design has enabled us to meet family and work-at-home needs and cater for extended family during holiday times. Kids play in the street and nearby play areas.We use the nearby Gungahlin Golf Course and Club to meet friends (only a 7-minute walk away) and enjoy the variety of walking paths in Ngunnawal and around Yerrabi Pond. Friendly neighbours and dog owners pass by daily giving chances for a chat and meet new people.Of course, we are close to a range of primary and secondary schools and not far from local and Gungahlin shopping.The deciduous trees around the home provide lovely shade in summer and a sun-filled lounge in winter. A lovely low-maintenance garden adds colour to the house and property.The home has been a wonderful "all-rounder" and will meet the needs of a wide range of prospective new owners." Living: 140sqmGarage: 33sqmAlfresco: 23sqmTotal: 196sqmBlock: 428sqm - Single-level floorplan, free-standing separate title home- Large, master bedroom with built-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with large bath and separate toilet- Open plan kitchen and dining area with glass sliding doors through to the back garden- Formal lounge space with ample natural light- Split system installed in the lounge room- Ducted gas heating- Instantaneous gas hot water- European laundry- Double car garage with ample space for storage- Spacious back alfresco- Easy to maintain gardens- Side gate access- Beautiful location, with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct, as well as an abundance of easily accessible restaurants, pubs, cafes and public transport options Rates: \$2,828.73 per annumLand tax: \$4,630.86 per annumDisclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.