

# 50 Gamban Square, Ngunnawal, ACT 2913

## Townhouse For Sale

Thursday, 18 January 2024



50 Gamban Square, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Tony Yip

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## By Negotiation

This separate title, three bedroom home is ideal for young families looking for a place to call home. A functional and comfortable layout offers north facing, sunny living spaces, family /meals area. The hard wood floor glows throughout the ground level, it is warm yet sleek and would suit any décor, and the contemporary styling is just gorgeous. The functional kitchen has a long window out to the courtyard and makes the workspaces somewhere you want to be, and the downstairs powder room is very handy! Upstairs, the bedrooms and the bathroom has a beautiful frameless shower screen, a lovely quality detail. It is located in a quiet square, close to shops and transport and in a small development of attractive two storey townhouses, it has a lock up garage with internal access, and a leafy front yard. THIS IS a fantastic opportunity for first home buyers or exec couples looking for something that has not a cent to spend and has a bit of unique style about it. Conveniently located in the popular suburb of Ngunnawal, you will be in close proximity to shops, Ngunnawal Primary School, local playgrounds, sports oval and public transport and just a short drive to Gungahlin Town Centre. Features: \* Separate title in a family friendly location \* Spacious, north facing living areas \* Functional kitchen with plenty of storage \* Brand new Dishwasher \* Fresh paint \* Split RCAC - Heating & Cooling \* Laundry room \* Freshly painted throughout \* Reverse cycle heating/cooling \* Secure back yard \* Garage with internal access \* Walking distance to shops \* Walking distance to Ngunnawal Primary School \* Short drive to Gungahlin Town Center

Block Size: 266 sqm  
House Size: 144 sqm  
EER: 3  
Rates: \$ 2,237.27 p.a.  
Land tax: \$ 3,209.96 p.a. (Investment only)

Please note: All care has been taken in compiling this information, Leader Capital Real Estate will not be held liable for any errors in typing or information. All applicants /parties should rely on their own inspection & investigations to validate any information provided.