

52 Ferguson Circuit, Ngunnawal, ACT 2913

MARQ

Sold House

Monday, 14 August 2023

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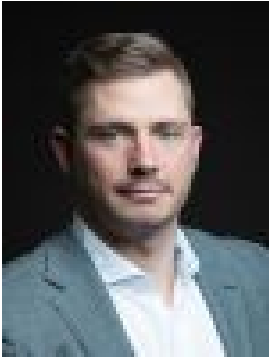
Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 379 m2

Type: House



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\$800,000

Tucked away on a quiet street in the superior location of Ngunnawal is this immaculately presented three-bedroom family home. Greeted with updated timber-look flooring throughout the main living space this functional single-level floor plan offers a convenient lifestyle in a warm and inviting setting. Featuring multiple living areas that provide a host of entertainment options including a contemporary fully renovated kitchen with stone benchtops, well-appointed appliances, and stone splashback flowing out toward the easy-care rear garden and outdoor entertainment space. Complete with a segregated master bedroom with ensuite and ample storage this home is the perfect beginning for first-home buyers, downsizers, and investors alike. Conveniently positioned and only a short drive to Gungahlin Town Centre, desired school catchment zones, and a multitude of recreational facilities.

- Immaculately presented three-bedroom family home - Updated timber-look flooring throughout the main living space - Fully renovated kitchen with gas cooktop, electric in-wall oven, and dishwasher - Custom-designed kitchen cabinetry with soft close draws and ample storage - Segregated master bedroom with built-in robes and ensuite - Well-sized bedroom two and three with built-in robes - Full-size laundry room with rear access - Ducted reverse cycle heating and cooling throughout, reverse cycle split system to the formal living space - Multiple living areas, light-filled dining space - Neutral colour scheme, freshly painted throughout - Easy low maintenance gardens, secure rear yard, rear garden shed - Covered entertainment space and pergola - Single lock-up garage with remote and rear access - Favourable north-easterly aspect - NBN connected - Energy Efficiency Rating 4.0 - Rental return \$630 – \$660 approx. - 119.69 sqm living, 23.80 sqm garage - Close proximity to Ngunnawal Shops, central to both Casey Market Town and Gungahlin Town Centre, local recreational facilities including the Gungahlin Lakes Golf and Community Club, and close proximity to favourable school catchment

General rates: \$2,517.30 approx. per annum
Land tax (if rented): \$3,715.15 approx. per annum
Unimproved land value: \$423,000 (2022)