

**52 Yumba Avenue, Ngunnawal, ACT 2913**

**House For Sale**

Thursday, 6 June 2024



52 Yumba Avenue, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Shray Khanna  
0499225501



Malkiat Dhillon  
0490174554

## By Negotiation

New Door Properties is proudly presenting 52 Yumba Avenue, Ngunnawal. This easy-care family home has become available to call it your home. Conveniently situated in the peaceful location of Ngunnawal, with easy accessibility to local school, public transport and only a short commute to all the shops, restaurants, and Gungahlin Town Centre. This three-bedroom immaculate family home offers low maintenance living, with a secure and an easy-care rear yard. Anyone who appreciates the amalgamation of outdoor and indoor living will adore this remarkable residence which has been expertly designed to reflect the need for privacy and relaxation for every member of the family. The open plan kitchen is fully equipped with all the appliances; gas cooktop and ample cupboard space makes it ideal to cook for your family and friends. The living hub is designed well keeping in mind for a growing family or someone looking to downsize. Adjacent to the kitchen, the meals area flows to the fabulous paved outdoor area, the perfect spot for outdoor dining. This area is the perfect spot to enjoy outdoor dining with family and friends. The low maintenance surrounding garden is easily maintained. Whether you are a first home buyer, downsizing, or an investor looking to add to your real estate portfolio don't miss out the opportunity and look forward to seeing you on our next open for inspection. Call to know more contact Shray @ 0499 225 501 or Malkiat @ 0490 174 554

Property Features: 3 Bed | 1 Bath | 1 Car Space - 363 m2 block

- Delightful three-bedroom, one bathroom, home
- Light-filled living area
- Meal area flows to outdoor sunroom
- Large bathroom with bathtub and separate shower screen
- Separate laundry
- Ducted heating/Evaporative cooling
- Separate W/C
- Remotely operated single car garage
- LED Lights throughout

Property Details:

- Block size: 363 m2 (approx.)
- House - 93.80m2 (approx.)
- Garage - 22.80m2 (approx.)
- Patio - 22.80m2 (approx.)
- EER - 5.5 Star

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