

53 Kavangal Circuit, Ngunnawal, ACT 2913

LUTON

Sold House

Saturday, 24 February 2024

53 Kavangal Circuit, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 297 m2

Type: House



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Contact agent

Welcome to this modern three-bedroom located in Ngunnawal! This stunning home offers single level living in a prime location opposite reserve. As you enter you will find the master retreat with a large north-east facing window, complemented with walk-through robe and private master ensuite. The additional two bedrooms with their own built-in robes are located at the rear of the home, serviced by the stunning main bathroom. The contemporary gourmet kitchen stands as the focal point of the home, equipped with modern cabinetry, a mirrored splashback, and stainless steel electric appliances. Delight in the culinary experience and meal preparation at the central kitchen island, providing a space for the entire family to come together. The open-plan layout seamlessly connects the kitchen to the dining area and extends to the covered alfresco, creating a harmonious blend of indoor and outdoor living. Being exceptionally low maintenance fitted with artificial turf and pavers, this home always presents impeccably. Ngunnawal has solidified its reputation as a family-oriented suburb in the Gungahlin region, strategically located near top-notch schools, playgrounds, dog parks, and nearby shopping precincts. With Casey Market Town and Gungahlin Marketplace just minutes away, a plethora of amenities and dining choices will be easily accessible to you. With updated paint and maintenance throughout the residence, it is ready for you to call home! Contact the team to view this modern home today!

Property Features:

- Three spacious bedrooms in this single-level residence
- Master bedroom with walk-through robe and ensuite at front of home
- Contemporary kitchen with modern cabinetry and kitchen island
- Stone benchtop and mirror splashback
- Open plan dining and kitchen
- Two bedrooms with built-in robes, at rear of home
- Spacious walk-in linen cupboard
- Main bathroom with floor-to-ceiling tiles
- Laundry with external access
- Ducted reverse cycle air-conditioning system
- Single enclosed garage with internal access
- Covered alfresco for outdoor entertainment
- Low maintenance backyard with artificial turf
- Alarm system and external security cameras
- Intercom system
- Within 2 minutes walk to Kavangal Circuit Playground
- Within 5 minutes drive to Casey Market Town
- Within 10 minutes drive to Marketplace Gungahlin
- Within 22 minutes drive to Canberra City & Canberra Centre

Property Details: Block: 297m² Residence: 127.4m² Garage: 21.1m² Built: 2015 UCV: \$367,000 (2023) Rates: \$2,289 p.a. (approx.) Land Tax: \$3,351 p.a. (approx.)