

53 Paul Coe Crescent, Ngunnawal, ACT 2913

STONE

Sold House

Monday, 14 August 2023

53 Paul Coe Crescent, Ngunnawal, ACT 2913

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 725 m2

Type: House



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\$1,240,000

It is cosy & spacious, bright and vibrant. This is a home that gives something to the whole family! The floor plan flows easily, comprising three living areas, four bedrooms + a downstairs 5th bedroom/study/rumpus, Large kitchen, beautiful floors and an outdoor entertainment area. The home has ducted gas heating and evaporative cooling combining beauty with year-round comfort. Sited on a 725 sqm block, close to local schools and shops, public transport and easy care gardens, this home represents a one-stop solution that will provide a care-free high lifestyle. Features Overview:- North-facing living areas and bedrooms- Split-level floorplan, free-standing separate title home- 17 x 5kW Solar Panels- NBN connected with FTTP- 2 Phase power to the garage- Internal alarm (sensors)- Age: 23 years (built in 1999)- EER (Energy Efficiency Rating): 4 Stars Sizes (Approx)- Internal Living: 261.01 sqm (228.09 sqm upstairs and 32.92 sqm downstairs)- Deck: 25 sqm- Porch: 4.76 sqm- Balcony: 4.76 Sqm- Garage: 54.96 sqm- Total residence: 350.49 sqm- Block: 725 sqm Prices- Rates: \$692.75 per quarter- Land Tax (Investors only): \$1,053.25 per quarter- Conservative rental estimate (unfurnished): \$850 - \$880 per week Inside:- Segregated master suite with built-in robe and ensuite- Spacious bedrooms with built-in robes to bedrooms 2 and 3- Downstairs 5th bedroom/study/living area with W/C- Renovated main bathroom with large bath and separate toilet- Large laundry room with external access- Ample storage throughout- Formal and informal living- Open plan kitchen with large breakfast bar, ample space and stainless steel appliances - 3 x Living areas all with ample light and space - Dining room with glass sliding doors through to the outdoor deck and yard- Ducted gas heating and evaporative cooling- Instantaneous gas hot water- Over-sized garage with ample space for 2 cars + storage and internal access Outside:- Easy-care front yard - Side access with space for the trailer, caravan, boat and extra cars- back wooden deck and large fully enclosed backyard Construction Information:- Flooring: Concrete slab on ground/Timber bearers and joists- External Walls: Brick veneer and double brick- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Predominantly aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal Insulation value approximately R-4.0 Ngurnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.