

54 Bargang Crescent, Ngunnawal, ACT 2913



Sold House

Monday, 14 August 2023

54 Bargang Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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\$690,000

Tired of the hustle and bustle of city living? Yearning for a peaceful oasis a stone's throw away from local amenities (including a lovely park for the kids just down the road)? Well look no further, because we have the perfect home for you! Situated in a quiet street, on a corner garden block shrouded by privacy hedging there is minimal traffic flow this home offers a delightful blend of convenience and tranquillity. The fully single level floorplan is designed for effortless living and seamless flow with no wasted space. Say goodbye to the hassle of stairs and embrace the freedom of easy accessibility throughout your entire home. With separate title ownership, it's all yours, baby! You can bid farewell to those dreaded strata levies that seem to magically appear out of thin air every quarter, your wallet can breathe a sigh of relief! Open plan living areas are the heart of this delightful abode, where you can entertain friends, bond with family, and create memories that will last a lifetime. And let's not forget the irresistible North aspect, bathing your living spaces and rear courtyard in warm, glorious sunshine all year round. Step into the beautifully renovated bathroom, a haven of relaxation with its luxurious bath, invigorating shower, and floor-to-ceiling tiling. The skylight and heat lamps add a touch of pampering, while the separate toilet room ensures privacy and convenience. No need to twiddle your thumbs or wait impatiently for previous owners or tenants to pack up and move out. This gem is vacant and available right now, ready to welcome you with open arms. And if you simply can't wait till settlement, we've got an ace up our sleeve: early access! With our occupation agreement, you can move in even before the ink is dry on the paperwork. How's that for instant gratification? We also understand that life can be unpredictable, and that's why we offer flexible settlement dates. Got another home to sell? Need a little extra time to secure financing? No problemo! We've got your back, ensuring a smooth and stress-free transition to your new abode, your peace of mind is our top priority. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview: Situated in a quiet street with low traffic flow Fully single level floorplan Separate title (no strata levies to pay) Open plan living areas North aspect to living areas and rear courtyard Less than 1 km to the Ngunnawal and Nicholls primary schools and less than 1km to the local shops Vacant & available immediately (no waiting for owners or tenants to relocate) Option for early access prior to settlement (using an occupation agreement) Flexible settlement dates if you have another home you want, or need, to sell or to help secure financing

The Numbers (approx): Living area: 81m² Garage: 20m² Block size: 310m² Age: 29 years (built 1994) Unimproved land value: \$400,000 (2022) General rates: \$2,311 p.a. Water rates: \$740 p.a. Land tax (investors only): \$3,201 p.a. Rental estimate range (unfurnished): \$550-\$580/wk EER (Energy Efficiency Rating): 5 stars

Inside: Tiles in living areas, as-new carpets in bedrooms As-new paint throughout Reverse cycle wall unit and gas wall furnace in main living areas Kitchen has 2 bowl sink, stainless steel gas oven and 4-burner gas cooktop unit, externally ducted rangehood, window to rear yard Dining room is open off kitchen and has sliding door access to rear yard Family room has full length window with external security shutters Renovated main bathroom (done in 2016) has bath, shower, vanity, skylight, heat lamps, floor to ceiling tiling and toilet is in separate room Bedroom 3 has 3 door built in robes, full length window looking to side yard Bedroom 2 has external security shutters, full length window looking to front yard Bedroom 3 with 3-door built in robes, exposed brick feature wall and window to rear yard Renovated laundry with tub and cupboards over Fast internet - NBN FTTP (Fibre to the Premise) Alarm system

Outside: Front patio with pergola cover Single garage with remote roller door plus space to the side and in front of garage for another 3 Established, private front gardens and lawn Fully paved, North facing rear entertaining area with clothesline and metal store shed Gas hot water system Access from rear of garage and also side gate to the rear courtyard

Construction info: Concrete slab Brick veneer external walls Timber truss roof framing Concrete roof tiles Timber fascia's and metal gutters Aluminium window frames with single glazed windows Timber fencing

To help buyers, we offer the following: A digital brochure with everything to consider a purchase contained in a single link, including the full contract (request this via email) We refer a solicitor who can review the contract for FREE. Same solicitor can provide a FREE Section 17 certificate to waive the cooling off if you want to submit an unconditional offer 5% deposit pre-approved, payable via eft Free, updated valuation(s) on other property(s) you own to establish your equity base