

54 Jabanungga Avenue, Ngunnawal, ACT 2913

Sold House

Thursday, 10 August 2023



54 Jabanungga Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 491 m2

Type: House



Yubi Baral
0261828526



Festus Ikechukwu
0477451172

\$740,000

Featuring 3 spacious bedrooms, one bath, and 2 car parking spaces, this property has the space you need for comfortable living. The open living spaces are light-filled and generously sized. Low-maintenance backyard with plenty of space for kids and pets to run around. Situated within walking distance of local shops, cafes, and restaurants, this property promises convenience at your doorstep. This is a value-packed home in the heart of Ngunnawal with a bus stop almost at your door stop. The property comes with roller blinds and curtains to the living areas, and a stainless-steel electric oven and gas stove cooktop to the kitchen, complementing the stainless-steel Bosch dishwasher. Features include:- 3 x generous bedrooms all come with built-in wardrobes, with a walk-in style wardrobe in the master bedroom.- Generous size spa for your personal care off the main bedroom.- Freshly painted interior.- The house has wonderful natural lighting throughout the day, with floor-to-ceiling windows and new blinds in all bedrooms and living areas, and a large tiled entryway.- Ducted gas heating and evaporative cooling to all rooms provide for year-round comfort.- Oversize kitchen area with stainless-steel appliances, breakfast bar, open plan dining, and additional living area with floor-to-ceiling glass sliding door that accesses the large outdoor pergola area - all overlooking the magnificent yard with full visibility of the kids while they play.- The separate large lounge room comes complete with a fireplace for Canberra's cold winters, and the fireplace can also be enjoyed from the kitchen and dinner table.- The internal laundry with separate access off the kitchen/dining area, comes with built-in linen cupboards and additional hanging cupboards above the washing machine and clothes dryer spaces. The external laundry door provides additional easy access to the backyard and clothesline.- Sensor lights out at the front and under the carport.- 5-minute walk to the local school, playgrounds, and local Ngunnawal shops (including Takeaway, Bakery, Gym, Hairdresser, GP, Skin Clinic, and Dentist).- 5-to-10-minute drive into Gungahlin, with the additional shopping options of Casey and Amaroo all within a shorter distance.- 5-to-10-minute drive to Gold Creek Village Precinct, Gold Creek Country & Golf Club and Club Lime Gymnasium, Aquatots indoor swimming pool and Let's Play Indoor Playground.- Travel options include bus stops close-by, or quick access by car to Horsepark Drive, Gungahlin Drive, and Barton Highway. Approximately 15-to-30-minute drive to Civic or Belconnen (notwithstanding peak hour traffic).- The light rail from Gungahlin to the City, with options to 'park and ride' or 'bike and ride' so you can skip the morning traffic. Don't miss out on this amazing opportunity - book a viewing today and discover why 54 Jabanungga Avenue should be your next home! Property attributes: Year Built 1994 Residence: 123.45 sqm Carport: Carport: 45.60m2 Huge covered entertaining area Spa for your personal care Land: 491 sqm UV: \$400,000 (2022) Outgoings: Approx. Rate: \$2,426 pa Land Tax \$3,465 pa (Only if rented) For more information or to learn more about this property please contact Yubi Baral at 0452 646 746 The images shown are for illustration purposes only and may not accurately represent the product. Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice, make their own inquiries, and satisfy themselves in all respects.