

# 55 Kavangal Circuit, Ngunnawal, ACT 2913

LUTON

## House For Sale

Wednesday, 12 June 2024

55 Kavangal Circuit, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 297 m2

Type: House



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## Auction

Positioned opposite reserve, this single-level, three bedroom residence must be on your list to see! From the moment you arrive, you'll be amazed by the unobstructed panoramic view of the beautiful nature reserve. With modern finishes throughout, this home exudes comfort and contemporary living at its finest. With two separate living spaces, not usually seen in three bedroom homes - there is space for everyone. The heart of the home is the kitchen with ample bench top space for cooking and meal preparation whilst equipped with gas cooking, oven and dishwasher. The dining and living room integrate seamlessly with the covered alfresco, where you can entertain guests and family or simply open the sliding doors to the low-maintenance yard. At the rear of the home, you will find all your accommodation, with a master suite and walk-in robe and the additional two generously sized bedrooms with built-in robes. The main bathroom with a separate toilet services these bedrooms. Windows in all the bedrooms, lounges, laundry, and bathrooms and a specially designed skylight in the ensuite bring lots of natural light to this home. This home has all the ingredients needed for sustainable, efficient, and comfortable living and livelihoods. The SolarHub-installed high-end SolarEdge solar panels system generates a lot of electricity to meet heating and cooling needs. With high-quality Birdies branded raised garden beds and Aussie Block garden beds there is plenty of space to grow fresh vegetables and fruits all year round. The plumbed 2000-litre rainwater tank supports sustainable gardening practices. Perfectly situated in New Ngunnawal, a family-orientated neighbourhood close to many local schools and shops. It is only a short drive away from Casey Market Town and Gungahlin Marketplace. With local playgrounds, walking trails, and dog parks, there is something on offer for everyone in the family! Contact the team today to schedule your viewing!

**Property Features:**

- 3 bedrooms, 2 bathrooms, 1 car garage
- Two separate living spaces: Formal lounge and family/living area
- Modern kitchen with stone bench tops
- Ariston appliances including gas cooking, oven & dishwasher
- Master bedroom with ensuite and spacious walk-in robe
- Two additional bedrooms with built-in robes and app-controllable smart lights
- Spacious main bathroom with bathtub
- SolarHub-installed high-end SolarEdge 14-panel solar system
- Intercom with video camera
- Covered alfresco for outdoor entertainment
- Recently installed garden shed for all your storage needs
- Alucom custom-made Glamascreeen Slat Side Gate for security and privacy
- Birdies veggie beds in the backyard and Aussie Block Garden beds
- Home security alarm system
- Reverse cycle heating and cooling
- Plumbed 2000-litre rainwater tank
- Single enclosed garage with internal access
- 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 (next to Horse Park Drive)

**Property Details:**

- Block: 297m<sup>2</sup>
- Residence: 124.30m<sup>2</sup>
- Garage: 21.10m<sup>2</sup>
- UV: \$367,000 (2023)
- Rates: \$2,288 p.a. (approx.)
- Land Tax: \$3,351 p.a. (approx.)