

56 Jabanungga Avenue, Ngunnawal, ACT 2913



Sold House

Friday, 1 December 2023

56 Jabanungga Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 426 m2

Type: House



Jonny Warren
0401452625



Sienna Sewter
0477139216

\$759,500

In 2015, the homeowners embarked on a journey to find a place that would perfectly accommodate their family's needs, and Ngunnawal quickly won their hearts. Officially purchasing the property in 2021, this charming home was a dream come true. It's prime location offered proximity to schools, shops, exciting sporting facilities, cozy coffee shops, and endless recreational activities. But it was more than just the location – it was the community that truly made this place feel like home, with friendly neighbours and the added bonus of being within walking distance to local amenities making everyday living a breeze. With the warm embrace of natural light, streaming through the back glass sliding door, creating a serene ambiance, this stunning home boasts an open-plan living style, ideal for creating beautiful family moments. This radiant space is perfect for basking in the sun on cool Canberra days, sipping your morning coffee or enjoying some quality family time. At the heart of the home, the kitchen, dining, and living space has seen countless meals, laughter, and cherished memories with family and friends. It's a place where the constant chatter of loved ones fills the air as delicious meals are prepared, and gatherings happen effortlessly. Discover an inviting outdoors paved dining area and charming side decking, perfect for entertaining or simply enjoying the tranquillity of the outdoors. A lush lemon tree has provided an abundance of zesty fruits over the years – a lovely touch to enhance culinary adventures. This home has been a special haven, but as the family grows and new opportunities beckon interstate, the homeowners have made the difficult decision to pass on this cherished space to a new family. Rest assured, they leave with fond memories of their time in this home, where their children spent their formative years.

More Details: Three bedrooms ft. ceiling fans & built-in robes
Open plan living, dining & kitchen
Kitchen ft. gas cooktop, double electric oven & double sink
Centrally located main bath ft. separate toilet
Mitsubishi Split system heating & cooling
Vinyl floor panels
Downlights throughout
Undercover deck
Spacious split level paved courtyard
Private alfresco courtyard
Low maintenance garden ft. garden shed
Double car, lock up garage ft. remote roller door & internal access
Apx. Block: 426sqm
Apx. Living: 123.36sqm
Apx. Garage: 35.35sqm
Apx. Council Rates: \$4219.72 p/a
Apx. Rental Return: \$580 - \$630 p/w