

6/11 Len Waters Street, Ngunnawal, ACT 2913

STONE

Sold Townhouse

Monday, 14 August 2023

6/11 Len Waters Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 156 m2

Type: Townhouse



Jess Doolan
0262538220



Alex Ford
0262538220

\$680,000

Impeccably maintained, this 3-bedroom house has you feeling like home as soon as you walk through the front door. A rare offering to the market, the residence is parcelled on a private and versatile block, with established yet easy care gardens and seamless indoor-outdoor flow. Each charm-filled room provides you with a blank canvas to create your own touch and character, still enjoying high quality finishings and an abundance of natural light. Within close proximity to shops, Ngunnawal Primary School, and everything you could possibly need, this home is the perfect opportunity for first-home buyers, those looking to downsize, or a growing family.

Features Overview:- Split-level floorplan, free-standing separate home in boutique complex- NBN connected with FTTP - Age: built in 1999- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living: 114.84 sqm - Pergola: 18 sqm- Garage: 23.73 sqm- Total residence: 156.57 sqm

Prices- Rates: \$528 per quarter- Land Tax (Investors only): \$631.92 per quarter - Strata: \$567 per quarter- Conservative rental estimate (unfurnished): \$590-\$610 per week

Inside:- Separate front living area drenched in sunlight with access to covered balcony with extensive views.- Open plan kitchen dining area- Updated appliances including Miele dishwasher to kitchen with lovely views over Gungahlin- Gas connection available to kitchen- Three spacious bedrooms with built in robes, walk in robe to master bedroom- Fully appointed bathroom and ensuite, bath to main- New top of the line carpet throughout- New ducted gas heating system- Split system to living area

Outside:- Choice to two separate outdoor space- Manicured lawn space perfect for kids or pets- Outdoor pergola with 180 degree views over Gungahlin and beyond - Private easy care yard, external access to front courtyard- Outdoor clothesline- Single garage and additional car space

Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.5- Roof Insulation: Thermal Insulation value approximately R-3.5

Ngunnawal 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: jessdoolanh@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.