

6/21 Noongale Court, Ngunnawal, ACT 2913

Sold Townhouse

Tuesday, 19 March 2024

6/21 Noongale Court, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 111 m2

Type: Townhouse



Anthony McCormack
0425283588



Mikaela Chan
0416772767

Contact agent

Positioned in a quiet cul-de-sac in the boutique Platypus Court complex is a wonderful opportunity to secure a home close to shops and the Gungahlin shopping precincts. This property is located within walking distance to numerous nature trails and the tranquil Yerrabi Pond. This two-storey home has exceptional positioning in the complex, situated as the last house, closest to the shops with rear yard access to the street. With spacious internal living spaces and a surprisingly large rear courtyard, this property is perfect for first, second and downsizer buyers offering a uniquely sought-after lifestyle with easy access to all on offer.

FEATURES

- Quality built, two-storey home in boutique complex
- Generous formal living room
- Open plan kitchen and family/dining area
- Kitchen with ample cupboard and bench space
- Three generous sized bedrooms, all with built-in wardrobes
- Master bedroom with walk-in wardrobe and balcony
- Second bedroom with balcony
- Huge main bathroom upstairs with spa bath
- Separate laundry downstairs with powder room
- Ducted gas heating throughout
- Split system air conditioning in living room and master bedroom
- Huge wrap-around entertaining deck
- Easy care gardens
- Secure garage with automatic door and access to rear courtyard (previously used as a studio)
- Space for additional car in front of garage
- NBN connected
- Walking distance to Platypus Centre (IGA, takeaway shop, and restaurant), and Yerrabi Pond nature trails
- Close to Casey Market Town and Gungahlin Town Centre, and Good Shepherd Catholic Primary School
- Within catchment area for Ngunnawal Primary School, Gold Creek School, and Gungahlin College

WHAT THE SELLER LOVES ABOUT THE HOME

1. Access to the supermarket through the backyard, meaning only a few steps to get to shops if you forget something for dinner
2. Incredible internal soundproofing with solid core doors on the bedrooms
3. Between the yard, lounge, dining and balcony spaces, you can have a full house and still have your own personal space.

STATISTICS (all figures are approximate)

EER: 3.5
Living Area: 111m²
Garage: 22m²
Construction: 1996
Rates: \$607 per quarter
Land Tax: \$1,605 per quarter (only applicable if not primary residence)
Strata Levies: \$1,162 per quarter (admin + sinking fund)
Homes in Complex: 6
Rental Range: \$600 - \$630 per week