

6 Bunima Crescent, Ngunnawal, ACT 2913

Sold House

Friday, 11 August 2023

6 Bunima Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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\$715,000

This beautifully presented, quality-built home has been designed with a focus on space & practicality. Situated in the newer part of Ngunnawal (completed in 2014), this family friendly area is renowned as a well-planned estate offering a complete balance of nature & convenience. Closely situated you'll find a myriad of parks, shops, restaurants & bars, as well as educational, community & public transport facilities. This amenity includes the Casey Market Town, Gungahlin Marketplace, Gold Creek Golf Course, Springbank Rise Dog Park & so much more! Set over 116m² under roofline, this single level residence is filled with excellent features. The kitchen includes a large stone island benchtop, Fisher & Paykel appliances, gas cooking & ample storage space with a neutral colour palette to make it your own. The living & dining area, inclusive of timber look flooring, takes full advantage of the northern aspect & features glass sliding doors for natural light & easy courtyard access. Climate control is well catered for with the addition of a reverse cycle split system. For outdoor space, the courtyard is well sized with a covered concrete area & garden shed for extra storage while also being easily maintainable. All 3 bedrooms have built in robes, are generously sized & are perfectly serviced by the main bathroom. This bathroom contains a window for additional ventilation & light & has a brand-new shower screen. Additional features of the home include a 6.6kw solar panel system, fresh paint throughout, NBN, Crimsafe doors & a garage with an automatic roller door & internal access. This neat & tidy home ticks the boxes & is ready for immediate occupation. Features:

- Single level with no body corporate fees
- North facing living & dining area
- Fresh paint throughout
- Timber look flooring
- Gas cooktop
- Fisher & Paykel appliances
- Stone benchtops
- Split system heating & cooling
- Built in robes in bedrooms
- New shower screen in bathroom
- Covered courtyard with garden shed
- 6.6Kw solar panel system (24 panels)
- Crimsafe doors
- NBN
- Automatic garage with internal access

Figures: - Living size: 116m² (under roofline) - Block size: 248m² - Rates: \$2,300 p.a approx. - Land tax (investors only): \$3,000 p.a approx