

6 Lanley Square, Ngunnawal, ACT 2913

STONE

Sold House

Thursday, 7 March 2024

6 Lanley Square, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 254 m2

Type: House



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\$740,000

This 3-bedroom home is just steps away from local amenities, the golf course, and Gungahlin Town Centre. This home faces an open space and is a 2-minute walk to the local Platypus shops (IGA, cafe, pizza shop, Indian restaurant) and bus stops. With two living spaces and expansive sunny courtyards, there's ample room for entertaining or unwinding. The home is north facing to the rear ensuring optimal energy efficiency and year-round comfort. The kitchen is equipped with ample cupboard space and a breakfast bar, complemented by a neutral colour palette throughout. Noteworthy features include programmable ducted gas heating, ducted evaporative cooling, ducted vacuuming, and lock-up garage with internal access. Abundant storage options inside and out, coupled with ample off-street parking, make this property a rare gem. Don't let this opportunity slip away. Features Overview:- North facing Rear- Double level floorplan, Separate title home- NBN connected with FTTP- Rooftop solar (1.5kw with 45.7c Feed-in Tariff)- Age: 27 years (built in 1997)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Internal Living: 121.4 sqm (61 sqm upstairs and 60.4 sqm downstairs)- Porch: 2.06 sqm- Pergola: 16.8 sqm- Garage: 20 sqm- Total residence: 160.26 sqm- Block: 254 sqm Prices- Rates: \$602 per quarter- Land Tax (Investors only): \$1136 per quarter- Conservative rental estimate (unfurnished): \$560 - \$590 per week Inside:- Large master bedroom with walk-in robe- Spacious bedrooms all with built-in robes- Main bathroom with full-sized bath and separate toilet- Front living and dining with ample light- Open plan family room with sliding doors through to back yard- Spacious kitchen with ample storage and bench space- Breakfast bar- Puretec kitchen mixer tap with under sink filter- Laundry room with external access- Downstairs powder room Outside:- Single car garage with internal access- Easy to maintain back yard Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal Insulation value approximately R-3.5 Ngannawall 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 on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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 to make further enquiries.