

6 Tipiloura Street, Ngunnawal, ACT 2913

suburbia

House For Sale

Thursday, 15 February 2024

6 Tipiloura Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Auction - 12/03/2024

Featuring a great back yard, perfect for entertaining and for those that want room for a kid's trampoline, cubby house, plus enough room for the dogs to run around... you will love this spacious and sunny area. The home is divided into a number of zones, plus there is a secondary courtyard/atrium area that you could use for lots of great/wonderful things, just let your imagination go wild. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This house makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property, inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- Free standing, single level house
- North facing living and entertaining areas
- Light, bright and airy
- Available with vacant possession and flexible settlement options
- Early access prior to settlement available
- No unapproved structures
- Offers prior to auction welcome
- Beautifully cared for by the owners

Inside:

- 2 x separate living areas
- Timber look flooring in the large front lounge area and all bedrooms
- Ducted evaporative cooling
- Ducted gas heating
- Split a/c system in the main bedroom (electric cooling only)
- Kitchen includes, gas cooktop, updated oven in 2020, updated dishwasher in 2023, externally ducted rangehood, lots of bench space and cupboards
- Main bedroom has its own ensuite with shower and tastic
- Main bathroom has a bath, separate shower and tastic
- Separate toilet with a skylight
- All bedrooms have built in robes
- Laundry with updated bench top, good storage, and access to the rear yard
- Curtains plus privacy sheers
- Secure screen doors to both front, rear and laundry doors
- Security roller shutters to the rear windows and sliding door
- Double linen cupboard
- NBN FTTP

Outside:

- Sits on the high side of the street
- The front has established gardens with two planter boxes for vegies or flower beds
- Gate to the right side for yard access
- Colourbond fences
- Paved atrium, that is partly covered and includes a planter box, tap and power. Use this area as a green house, kids outdoor rumpus area, games area, or maybe even just extra storage as there is direct access from the back of the garage... the choice is yours
- Paved pergola covered entertaining area with tap and power
- Colourbond shed
- Great privacy
- Large flat yard with grass and established trees and clothesline
- The yard is great for kids and pets, offering lots of room for a trampoline, cubby house and more
- Double remote garage with internal access plus a door to the rear to access the atrium area
- Long driveway with room for four cars
- Electric hot water system

The Numbers (approx.):

- Internal living area: 120m²
- Garage: 36m²
- Pergola: 22m²
- Atrium/courtyard: 18m²
- Total: 196m²
- Block size 463m²
- Land value: \$421,000 (2023)
- EER: 4 stars, with the potential of 6 stars
- Rental potential: \$650/week
- General rates: \$2,489 p.a.
- Water & sewerage rates: \$702 p.a.
- Land tax (investors only): \$3,839 p.a.
- Age: 27 years (Built 1997)

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics
- Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates