

60 Amagula Avenue, Ngunnawal, ACT 2913

STONE

Sold House

Friday, 20 October 2023

60 Amagula Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 366 m²

Type: House



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\$670,000

Situated along one of Ngunnawal's most premium avenues, discover the potential this charming property has with your own transformative touch. Its open spaces offer an abundance of opportunities in restoration and refurbishment. Whether you are an experienced renovator or a first-time investor, this property is the perfect opportunity to make a place in one of Gungahlin's best locations, truly yours. Located in one of Gungahlin's most family-friendly suburbs, Ngunnawal offers a variety of reserves, walking paths and playgrounds for a regular dose of nature scenery and outdoor activities. 60 Amagula is also a quick drive to Casey Marketplace and Gungahlin Town Centre. The convenience of being near these well-established marketplaces, restaurants and amenities makes it a perfect location to enjoy the best of what the lively yet peaceful region of Gungahlin has to offer. Features Overview:- North facing- Single level floorplan- Located near Hill Reserve and Ginninderra Creek and a few minutes' drive to the Casey Marketplace and Gungahlin Town Centre- NBN connected with FTTP- Age: 28 years (built in 1994)- EER (Energy Efficiency Rating): 3.5 Stars Sizes (Approx)- Internal Living: 109.59 sqm- Carport: 18 sqm- Total residence: 109.59 sqm- Block: 366 sqm Prices- Rates: \$571.50 per quarter- Land Tax (Investors only): \$836 per quarter- Conservative rental estimate (unfurnished): \$590-\$610 per week Inside:- Spacious living-family room area- Seamless path between bedrooms to dining area- Wrap-around kitchen benchtop- Gas cooktop Outside:- Backyard concrete slab pavement- Clothesline- Tanbark garden surrounding pavement Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Timber fascia boards- Gutters: Metal gutters- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows 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: samdyne@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.