

60 Burrumarra Avenue, Ngunnawal, ACT 2913

STONE

House For Sale

Monday, 27 May 2024

60 Burrumarra Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 294 m2

Type: House



Kris Hellier

0413799700

Contact Agent

A WORD FROM OUR SELLER; "Our home is a sanctuary bathed in natural sunlight, surrounded by beautiful gardens that offer a kaleidoscope of colours and fragrances throughout the seasons. Inside, the bamboo flooring adds elegance and tranquillity, while our energy-efficient systems, including reverse air cycling and solar energy, keep us comfortable year-round and environmentally conscious. One of our favourite spots is the expansive deck in the backyard. Here, we often savour cups of tea while taking in the views of the mountains. This serene spot is perfect for quiet reflection and lively family gatherings, offering a sense of peace and connection to nature. Convenience is a hallmark of our location. The nearby bus stop makes our children's school commute easy, and within a three-minute drive, we have access to Ngunnawal Primary School, a local shop, and Casey Market Town. These amenities enhance our daily lives, allowing us to spend more quality time together as a family and truly enjoy our home and community." Living: 112.30sqm Garage: 21.90sqm Total: 134.20sqm Block: 294sqm - ? Generous, open kitchen with gas cooktop, electric oven and dishwasher - ? Split system installed - ? Built in robes to all bedrooms - ? Large master bedroom with walk in robe and ensuite - ? Beautiful modern bathrooms, main with bath, shower and separate toilet - ? Spacious open plan living and dining area - ? Large sliding door to backyard - ? Covered deck perfect for entertaining - ? Secure, established garden, ideal for pets and children - ? Separate laundry located in the garage - ? Garage with remote roller door and internal access - ? 5.9KW Solar system - ? Amazing location near to a range of schools, reserves, parks and public transport options, Casey Market Town and the Gungahlin Town Centre Rates: \$2,478.04 per annum (approx.) Land tax: \$3,813.26 per annum (approx.) 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.