

68 Burrumarra Avenue, Ngunnawal, ACT 2913

Sold Duplex/Semi-detached

Friday, 1 September 2023

STONE

68 Burrumarra Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 127 m2

Type:

Duplex/Semi-detached



Kris Hellier
0413799700



Darby Langdown
0432799221

\$750,000

A WORD FROM OUR SELLER; "As the proud owners, we present our beautiful home. Having the warm living area flooded with morning sun, we always found delight in entertaining guests. The skylight in the kitchen was wonderful for keeping the home well-lit during the day, and with the open plan living, being able to chat while preparing our meals is a highlight. We loved the feature wall in what we used as our second bedroom. It added another dimension to the room and was perfect for keeping kids entertained. The outdoor entertainment deck was amazing in summer. We hosted many family get togethers over the summer and the yard was secure enough that friends and family with pets were able to bring their fur babies to visit without having to worry about them. The small, but elegant garden was a great place to spend the weekends. Its low maintenance meant that we were able to maximise our time enjoying the space rather than maintaining it! This was an amazing home that our older kids were able to use as a stepping stone, but as their family grows and needs more space, we're so excited for the new owners to make their own lasting memories." Living: 107.90sqm Garage: 20.00sqm Total: 127.90sqm Block: 248sqm - ? Generous, open kitchen with gas cooktop, electric oven and dishwasher - ? Ducted gas heating and ducted evaporative cooling - ? Built in robes to all bedrooms - ? Large master bedroom with walk in robe and ensuite - ? Beautiful modern bathrooms, main with bath and separate toilet - ? Instantaneous gas hot water - ? Spacious open plan living and dining area - ? Large sliding door to backyard - ? Lovely deck perfect for entertaining - ? Secure low maintenance garden, ideal for pets and children - ? Separate laundry with external access near the clothesline - ? Garage with remote controlled roller door and internal access Rates: \$2,478.04 per annum Land tax: \$3,813.26 per annum 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.