

7 Akma Place, Ngunnawal, ACT 2913



House For Sale

Thursday, 25 January 2024

7 Akma Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Auction 21/02/2024

Located at the very end of a quiet cul-de-sac, discover this beautifully presented, single level three-bedroom home. It's the kind of street where kids learn to ride their bikes or where a competitive game of cricket can transpire on a sunny afternoon. But unlike a lot of townhouse living options, you have a generous yard to contain kids and pets if required and the added benefit of no on-going strata levies. There are 2 distinct living areas that can be shut off from each other so residents can each find some space to themselves plus a clever conversion of the original garage offers a 3rd living space, perhaps a rumpus, work from home area, studio, TV room etc. The generous main bedroom with a 3 door and another 2 door robe and its own private ensuite is separated from the other 2 rooms which are at the rear. Bedrooms 2 and 3 share the second bathroom which also has the toilet situated separately in its own room. Notable features include new paint throughout, brand-new LED down lighting throughout, upgraded kitchen appliances, ducted heating and cooling, new Colourbond fencing, new landscaping front and rear plus a pergola covered entertaining deck. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home 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 auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. Features overview:

- Siding reserve and walk-way that leads to the local shops
- Positioned at the very end a quiet cul-de-sac with no through traffic
- Fully single level floorplan
- Two separate living areas plus garage converted to additional living space (unapproved)
- Main bedroom at front of the home separated from the other 2 bedrooms for privacy
- Vacant possession so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence if you need to move quickly prior to settlement
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing
- Offers prior to auction (above the published guide price) are welcomed

The Numbers (approx):

- Living area: 122m²
- Garage (now converted to an unapproved multi-purpose room): 22m²
- Deck and pergola: 17 m²
- Block size: 518m²
- Age: 30 years (built 1994)
- General rates: \$2,492 p.a.
- Water rates: \$740 p.a.
- Land tax (investors only): \$3,839 p.a.
- Conservative rental estimate (unfurnished): \$680/per wk
- EER (Energy Efficiency Rating): 4 stars with potential for 6 stars

Inside:

- Kitchen overlooks main living area and offers electric oven, 4 burner gas cooktop, externally ducted rangehood, under bench dishwasher, stone benchtops and ample storage options
- Flooring is a mix of carpets, laminated timber-look boards and tiling in the wet areas
- Brand new paint and LED downlighting throughout
- 2 separated living areas with full length windows to allow in the sunshine
- Internal courtyard with timber deck and pergola cover accessed from the main living area
- Garage conversion has sheeted and painted walls, carpets, shelving, power, lighting and heating and cooling vents
- Main bedroom has a 2-door built in robe and additional 3-door built in robe and ensuite with shower, toilet, vanity
- 2 door and 3 door built in robes in bedrooms 3 and 2 respectively with shelving and hanging space
- Main bathroom with bath, shower with new screen, vanity, external ventilation, and separate toilet room
- Separate laundry room with bench and ample storage cupboards, corner tub
- New roller blinds throughout
- Ducted gas heating and ducted evaporative cooling
- NBN connected (FTTP)

Outside:

- Freshly landscaped, easy care front and rear gardens
- New Colorbond fencing and fully enclosed rear yard
- Gas hot water system
- Metal garden shed in rear yard
- Hillshoist clothesline
- Raised vege garden by metal shed
- Room in driveway for 2 vehicles plus room to right side of home for additional vehicles or boat, trailer, caravan on crushed gravel
- Front of converted garage has storage space and the roller door is retained if you want to convert back to single garage again

Construction info:

- Concrete slab
- Primarily brick veneer external walls with some weatherboard cladding
- Timber truss roof framing
- Concrete roof tiles
- Aluminium window frames with single glazed windows

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 waiver 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