

**7 Gulwan Street, Ngunnawal, ACT 2913**



**House For Sale**

Thursday, 6 June 2024

7 Gulwan Street, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 350 m2**

**Type: House**



Carly Clough  
0262133999

**\$795,000+**

Explore this immaculate home nestled in the highly sought after suburb of Ngunnawal, just a stone's throw away from shops, schools and the main arterial roads. This home is ideal for first home buyers, young families, investors, or those seeking a downsized living experience – all conveniently on a single level! Featuring a practical and well-designed floor plan, the home consists of three spacious bedrooms, all with mirrored built in wardrobes. The master bedroom is serviced by an ensuite and the main bathroom features a bath, shower and separate WC. The kitchen boasts plenty of space for all your culinary needs, with a gas cooktop and two pantries. STORAGE GALORE!The indoor living space flows out onto a large covered outdoor entertaining area catering for birthdays, special occasions and family celebrations. The owners have even added television ports for those inclined to have guests over for grand final weekends or other major sporting events. The outdoors continues to impress with a well-maintained grassed back yard, surrounding florals, a vegetable patch to make your own and a garden shed to store all your equipment and tools. The position of this home is superb being located within one of Gungahlin's most established and reputable suburbs. It is family friendly with the Early Learning Centre and Ochre Medical Centre within walking distance, as well as the Casey Marketplace offering an abundance of shops, restaurants, gyms and cafes. The Ngunnawal shops are within close proximity and the Gungahlin Town Centre is just a few minutes' drive. This residence is a rare gem – the perfect blend of practicality and affordability all within the ever-popular Ngunnawal. Vacant and with fresh paint and new carpet throughout, you can walk straight into a new chapter! Features: • Single level family home • Freshly painted and new carpet throughout • Three bedrooms, all with mirrored built in robes • Ensuite to the master and main bathroom with shower, bath and separate WC • Kitchen with gas cooktop and an abundance of storage • Secure backyard with grassed area, established gardens, vegetable patch and garden shed • Large undercover entertaining area • Single garage with internal access, plus additional parking options • Gas wall furnace and reverse cycle split system in the living/dining • Window furnishings throughout • Electric hot water system • NBN fibre to the premises Land Size: 350m<sup>2</sup> Living Size: 114m<sup>2</sup> Garage: 21m<sup>2</sup> Year built: 2014 Rates: \$2,398.00 UV: \$397,000 EER: 3.5