

71 Bargang Crescent, Ngunnawal, ACT 2913



Sold House

Monday, 14 August 2023

71 Bargang Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Yubi Baral

0261828526

\$740,000

This stunning 3-bedroom family home with open-plan living that blends your comfort, convenience, and sustainability with a low-maintenance backyard and large covered outdoor entertaining area. As you step inside, you'll be greeted by an open-plan living area that effortlessly combines a spacious lounge and a well-appointed kitchen. The kitchen is a culinary enthusiast's haven, with ample bench space and plenty of cupboards to keep your cooking essentials organized. The bedrooms are designed with your convenience in mind, all featuring built-in robes to keep your wardrobe clutter-free. What's more, the main bedroom offers direct two-way access to the modern bathroom, ensuring ultimate privacy and functionality. Step outside and be amazed by the spacious enclosed outdoor entertaining area - the ideal spot for year-round gatherings with family and friends. The backyard complements the entertaining area, providing ample space for your loved ones to play and relax. With features like a gas wall furnace, Daikin split system reverse cycle air conditioning, a sleek smeg dishwasher, and security roller shutters on windows, this home caters to your every need. Not only does this property offer a wonderful living space, but it also boasts a prime location, directly opposite to the children's playground, providing picturesque views and a sense of tranquility. Plus, it's conveniently close to schools, shops, and bus stops, making your daily commute a breeze. For those seeking the ultimate relaxation experience, the property features an enticing outdoor spa, a private oasis where you can unwind after a long day. Don't miss the chance to call this remarkable property your own - a haven that effortlessly combines practicality, style, and eco-conscious living. Features include: - Three bedrooms all with built-in robes - No body corporate - Solar panels - Outdoor spa - Open-plan living areas - Vulcan wall gas heating - Daikin split system reverse cycle air conditioning - Smeg dishwasher - Large covered outdoor entertaining area - Electronic security roller shutters on windows - Directly opposite to the children's playground - 5-minute walk to the local school, playgrounds, and local Ngunnawal shops (including Takeaway, Bakery, Gym, Hairdresser, GP, Skin Clinic, and Dentist). - 5-to-10-minute drive into Gungahlin, with the additional shopping options of Casey and Amaroo all within a shorter distance. - 5-to-10-minute drive to Gold Creek Village Precinct, Gold Creek Country & Golf Club and Club Lime Gymnasium, Aquatots indoor swimming pool and Let's Play Indoor Playground. - Travel options include bus stops close-by, or quick access by car to Horsepark Drive, Gungahlin Drive, and Barton Highway. Approximately 15-to-30-minute drive to Civic or Belconnen (notwithstanding peak hour traffic). - The light rail from Gungahlin to the City, with options to 'park and ride' or 'bike and ride' so you can skip the morning traffic. Property attributes: Block : 474 sqm Unimprove Value: \$421,000 (2022) Year Built 1995 Residence: 103.5 sqm Single Garage Outgoings: Approx Rate: \$2,356 pa Land Tax: \$3,523 pa (Only if rented) Potential Rent: \$650 PW For more information or to learn more about this property please contact Ajay Mehta at 0414 685 011 and Yubi Baral at 0452 646 746 The images shown are for illustration purposes only and may not accurately represent the product. Disclaimer: Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice, make their own inquiries, and satisfy themselves in all respects.