

72 Amagula Avenue, Ngunnawal, ACT 2913

STONE

House For Sale

Friday, 15 March 2024

72 Amagula Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 464 m2

Type: House



Kris Hellier

0413799700

\$699,000+

A WORD FROM OUR SELLERS; "When we first walked into this home, we were immediately captured by its light and airy feel. The living and dining areas are bright and sunny in the mornings, making them the perfect setting to begin each day. What truly stole our hearts, however, was the uninterrupted view from the backyard. Mornings and evenings spent on the deck, enjoying the breeze and the clear blue sky, became cherished moments for our family. In addition, we appreciate the convenience of being 5 minutes away from the Gungahlin town centre, with plenty of shops and dining options. Over the years, we've taken joy in enhancing this home, but with our family expanding, it's now time for someone else to experience the warmth and beauty of this cosy home." Living: 102.25sqm Garage: 24.49sqm Total: 126.74sqm Block:

464sqm - Beautifully updated single level family home - New hybrid flooring - Spacious kitchen with plenty of bench space, gas cooktop, and electric oven - Master bedroom with built in robes and bathroom access - Well sized bedrooms, two with built in robes - Two way bathroom features full sized bath and separate toilet - Full sized laundry with lots of bench space and stunning sky light - Split systems installed - Light filled open plan living and dining area - Beautiful, covered entertaining area, overlooking stunning views towards Gungahlin - Large, secure grassy yard, perfect for pets and children - Single remote access garage plus plenty of driveway space for extra cars - Close proximity to Ngunnawal Shops, central to both Casey Market Town and Gungahlin Town Centre, local recreational facilities including the Gungahlin Lakes Golf and Community Club, and close proximity to favourable school catchment Rates: \$2,715 per annum (approx.) Land tax: \$4,365.80 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.