

# 77 Bargang Crescent, Ngunnawal, ACT 2913

## House For Sale

Friday, 20 October 2023



77 Bargang Crescent, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ajay Mehta  
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Yubi Baral

**\$729,999+**

Welcome to 77 Bargang Crescent, Ngunnawal. This beautiful Three-bedroom, one-bathroom house is now available for sale in a quiet and family-friendly neighbourhood. This stunning home blends your comfort, convenience, and sustainability with a low-maintenance front enclosed courtyard and backyard. As you step inside, you'll be greeted by a large living room for your family entertainment. All the bedrooms are designed with your convenience in mind and are spacious. The kitchen is a culinary enthusiast's haven, with ample bench space and plenty of cupboards to keep your cooking essentials organized. Key Features:

- 3 spacious bedrooms
- Renovated bathroom
- Upgraded kitchen
- Separate living areas
- Front enclosed Courtyard
- Directly opposite to the children's playground
- No body corporate
- Split system air conditioner in the living area
- All the furniture will be included if required

Don't miss the chance to call this remarkable property your own - a haven that effortlessly combines practicality, style, and eco-conscious living. - 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 size: 334 sqm Year Built 1994 Residence: 102 sqm Single car space Outgoings: Approx Rate: \$2,151 pa Land Tax: \$3,035 pa (Only if rented) Potential Rent: \$600-\$630 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.