

8/137 Jabanungga Avenue, Ngunnawal, ACT 2913

STONE

Sold Townhouse

Friday, 1 September 2023

8/137 Jabanungga Avenue, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 127 m2

Type: Townhouse



Sam Dyne

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\$630,500

This immaculately presented townhouse offers ultimate convenience and endless opportunities to enjoy the peace and serenity that this location presents to you. 8/137 Jabanungga exceeds expectations, not only through a functional single-level floor plan, but also with its beautiful renovations. To top it all off, this home is situated within walking distance from both Ngunnawal shops and Casey Market town. Features Overview:- North facing- Single-level floorplan- NBN connected with FTTP- Age: 28 Years (Built in 1995)- Units plan number: 1405- EER (Energy Efficiency Rating): 3.5 Development Information:- Name of development: Beaumaris Grove- Number of buildings in development: 16- Strata management: Civium Sizes (Approx.):- Internal Living: 105 sqm- Garage: 22 sqm- Total residence: 127 sqm Prices:- Strata Levies: \$502 per quarter- Rates: \$457 per quarter- Land Tax (Investors only): \$626 per quarter- Conservative rental estimate (unfurnished): \$600 per week Inside:- Immaculately renovated 3-bedroom townhouse- North facing living room has an abundance of natural light- Extra-large kitchen offers plenty of storage and bench space- Separate bathroom and toilet- Ducted evaporative cooling- Split system heating and cooling in living room- Full-sized laundry- Lock-up single garage with extra storage space- Storage in roof with pull-down stairs. Outside:- 2 separate courtyards- Front and rear access- Landscaped front gardens Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further inquiries.