

# 8 Arabanoo Crescent, Ngunnawal, ACT 2913



## House For Sale

Wednesday, 10 January 2024

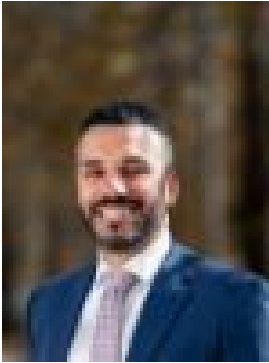
8 Arabanoo Crescent, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Vince Pinneri  
0408894732



Chris Dixon  
0414819377

## AUCTION 03/02/24

Please note this property will go to auction on Saturday, 3rd February 2024 as part of our Summer Showcase Event held at the Hyatt Hotel Canberra. The event will begin at 9am and a more indicative time for this particular auction will be provided closer to the date. Welcome to 8 Arabanoo Crescent, Ngunnawal! This charming 3-bedroom, 1-bathroom house is the perfect place to call home. With a spacious living room, laminate flooring, and a beautiful backyard, this property offers a comfortable and inviting atmosphere. As you enter the home, you'll be greeted by a well-designed floor plan that maximizes space and natural light. The living room is the heart of the home, providing a cozy space for relaxation and entertainment. The interior design features a perfect blend of modern and traditional elements, creating a warm and inviting ambiance. The kitchen boasts ample cabinet space, a built-in table, and a corner window that offers a scenic view of the backyard. Whether you're a seasoned chef or just enjoy cooking for your loved ones, this kitchen is sure to impress. The bedrooms are spacious and offer plenty of natural light. The bathroom is well-appointed and features a bathtub for those relaxing baths after a long day. The carport space provides convenient parking for your vehicle. Step outside and discover the backyard oasis. The deck is perfect for outdoor dining and entertaining, while the yard offers plenty of space for gardening or playing with your furry friends. Immerse yourself in nature and enjoy the tranquility of this peaceful setting. Located in a sought-after neighborhood, this property is conveniently close to schools, parks, and shops. With easy access to major highways, commuting to work or exploring the surrounding areas is a breeze. Key stats: • Living area: 94.58m<sup>2</sup> • Carport: 21.4m<sup>2</sup> • Block: 285m<sup>2</sup> • EER: 4.0 • Rates: \$559.75 P/Q • Land tax: \$802.25 P/Q (Only applicable if rented) • UV: \$351,000