

# 8 Bunburung Close, Ngunnawal, ACT 2913



## House For Sale

Friday, 17 May 2024

8 Bunburung Close, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Mark Larmer And Aaron Lewis  
0262091723



Jason El-Khoury  
0262091723

## Offers over \$800,000

Please note, if not sold prior, this property will be going to auction on site, 12:30pm, Wednesday 12th June 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. Beautifully renovated & lovingly cared for by house-proud owners, this perfectly positioned family home presents an abundance of appeal for buyers who appreciate that little bit of extra space, both inside & outside. Completely renovated through, the contemporary bathroom & ensuite include everything you could want, & the beautifully renovated kitchen with soft close cabinetry, stone benchtops & stainless-steel appliances will appeal to the fussiest chef. The segregated bedrooms and separate living areas give family members space and privacy. Outside, the 656m<sup>2</sup> block offers a generous, useable space that is often sought yet rarely found in the Gungahlin region. The fully enclosed rear yard has multiple usable spaces to enjoy with room for the trampoline & kids swing set or cubby house & an enclosed entertaining area with a lovely sunny north aspect made private by mature pittosporum hedging. There is a grassed area for kicking a ball, an enclosed area perfect for the vegetable patch & another enclosed section around the back side of the home which would be a fantastic dog run. On the subject of pets, although the yard is big enough for them burn off energy, if they need more exercise, you are only short stroll to the strip of reserve & walk ways that run right through the heart of the suburb. If you have kids, the local Ngunnawal Primary school is about 100m away and can be accessed via a walkway at the end of the street for the ultimate in convenience then a few hundred metres further down Wanganeen Avenue you will find the local Ngunnawal shops to cover many of your daily needs. You are also a mere 4 km from the Gungahlin Town Centre with the light rail, extensive shopping facilities & local shops, cafes, restaurants & the Yerrabi Pond with its parkland & playgrounds and walk ways. Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract containing the building reports, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

**Features Overview:**

- Large living areas and block size
- Quiet cul de sac location with no through traffic
- Renovated throughout including kitchen, bathroom & ensuite
- Floating timber flooring in family and meals area as well as kitchen & hallway, carpets in bedrooms
- Separate formal & informal living areas
- Just 30 metres from a large strip of reserve with walking trails running through the entire suburb
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

**The numbers:**

- Living: 121m<sup>2</sup>
- Block size: 656m<sup>2</sup>
- Double garage: 38m<sup>2</sup>
- Pergola covered entertaining area: 25m<sup>2</sup>
- Age: 28 years (built 1996)
- General rates: \$2,705 p.a.
- Water rates: \$740 p.a.
- Land tax (investors only): \$4,336 p.a.
- Conservative rental estimate (unfurnished): \$710/per wk
- EER: 4.5 (potential for 6)

**Inside:**

- Beautifully renovated kitchen with stone benchtops, feature tiled splashback, stainless steel electric oven and electric 4 burner cooktop, plus under bench dishwasher and soft close draws
- Main bedroom has renovated ensuite & walk in wardrobe while being segregated from the other bedrooms for privacy
- Bedrooms 2 & 3 at the rear of the home both have built in wardrobes & can be closed off from the living areas
- Ducted gas heating plus a reverse cycle air conditioning units in living area & main bedroom
- Instantaneous gas hot water system with controllable thermostat
- Renovated main bathroom has separate bath & shower
- Toilet has its own room separate from the bathroom
- 5 camera HD security system backed up to 1TB hard drive (internet connected)
- NBN availability is fibre to the premises (FTTP)

**Outside:**

- Large stencilled concrete and pergola covered entertaining area opening off the living areas which has external gas connection for barbeque
- Fully enclosed rear yard which is fenced in to 2 distinct sections
- Large patch of lush grass – great for the pets & kids
- Separate dog run located to the side of the yard
- Metal garden shed in rear yard
- Security shutters on most windows around the home
- Double garage has remote controlled entry & internal access
- Additional room in driveway off the road for 4 vehicles, plus space behind the gate to the left of the house for boat, caravan or trailer

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help

establish your correct equity base or assist with finance approval