

# 8 Burrai Place, Ngunnawal, ACT 2913

STONE

## Sold House

Thursday, 5 October 2023

8 Burrai Place, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 361 m2

Type: House



Kris Hellier  
0413799700



Darby Langdown  
0432799221

**\$910,000**

The property will be going to Auction on 22/10/2023 at 10:30am with offers welcome prior to auction. SOLD PRIOR TO AUCTION-\$910,000A WORD FROM OUR SELLERS: "This home holds a special place in our hearts as it was our first and a true labour of love during its renovation – We are super proud of how it turned out. Located on a quiet cul-de-sac, our home offers the convenience of being within walking distance of local shops, beautiful parks, and walking paths, making it a perfect fit for our lifestyle with our little furry friend. With a focus on creating open, airy, and functional living spaces, our renovation has transformed this house into a place that truly feels like home. The low-maintenance design (inside and out) allows us to spend less time on upkeep and more time enjoying life. The heart of our home lies in the spacious kitchen, where we have prepared countless meals and shared cherished moments with loved ones. Connected to the living room, an abundance of natural light from the north-facing rear fills the home with warmth, making us feel connected to every corner of the space. It even serves as a cozy spot for an afternoon nap on the couch!" Living: 109.10sqmGarage: 39.30sqmDeck: 14sqm (approx.)Total: 162.40sqm (approx.)Block: 361sqm - Beautifully renovated throughout- Bright open plan design with North facing windows- Stunning kitchen with plenty of bench space, an excessive of storage, 5 burner gas cooktop, electric oven and Westinghouse dishwasher - Ducted reverse cycle heating and cooling- Generous bedrooms, all with built in robes - Master bedroom boasting walk in robe, and ensuite - Main bathroom with full sized bathtub and separate toilet - Spacious deck features an outdoor kitchen with built in BBQ and gas cooktop - Secure, low maintenance gardens, perfect for pets and children - Double garage with remote roller doors and internal access- Located on a quiet cul-de-sac and within proximity to Ngunnawal shops Casey Marketplace, Gungahlin Marketplace, local primary and high schools and a variety of public transport options Rates: \$2,622.16 per annum (approx.)Land tax: \$4,149.26 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.