

83 Kavangal Circuit, Ngunnawal, ACT 2913

House For Sale

Saturday, 18 November 2023

Canberry.

Live Where You Love

83 Kavangal Circuit, Ngunnawal, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Curtis Dong
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Shan Gao
0457038888

Offers over \$920,000

What you will love...Are you after a beautiful and spacious home in a family friendly suburb that's close to a bunch of local amenities? Then you must be looking for 83 Kavangal Circuit in Broadview Estate, Ngunnawal. With four spacious bedrooms, a modern kitchen, separate living area and a peaceful outlook, this home is ideal for family living. Within minutes drive to Casey Market town and Gungahlin town centre, this home is perfectly positioned. Add to that list a bunch of fantastic local schools, plenty of nearby parks and excellent public transport links, and you've got yourself a home that is perfect for you and your family. This home welcomes you with a modern façade. The artificial grass laid across the block makes maintenance nice and easy. Inside is a sunny formal lounge room. The room makes for an ideal parent's retreat, study, or hobby space. The lounge room extends into the home's main bedroom. The main bedroom is spacious and beautifully presented, it boasts an oversized built-in-robe and modern ensuite. Back down the hall, the house opens up to a spacious open plan living space where a modern kitchen and island bench top overlooks the living and dining room. The kitchen boasts quality fixtures and gas cooking, loads of storage and stainless-steel appliances. The living and dining room flows from the kitchen effortlessly, and opens out to a patio area, accessed by large glass sliding doors. Two oversized windows help light flood this living area and give the feeling of even more space. Outside, the patio provides plenty of space to entertain and host family and friends. The rest of the yard is level, super easy to maintain and perfect for kids and pets alike to play. The remaining three bedrooms are off the living area. Each has a built-in-robe and is well appointed. The main bathroom again boasts quality fixtures and chrome tapware and is set-up for busy family life. The entire home is kept warm thanks to ducted reverse cycle air-conditioning and it's cheap to run too, thanks to the solar system installed to power the property. You'll sleep easy at night as well, knowing that a security alarm and security camera systems are keeping your family safe. 83 Kavangal Circuit, Ngunnawal sets a very high standard for family living in one of Gungahlin's most desirable suburbs. Live where you love at this outstanding home but be quick to act - It won't last long! At a glance...- Beautiful and spacious home in a family friendly suburb- A modern façade and low maintenance front yard with artificial grass- A formal lounge room with a picture-perfect outlook- Spacious light filled open plan living and dining area- A modern kitchen and island bench top which overlooks the dining and living- Gas cooktop- Electric oven- 900mm rangehood - The spacious master bedroom serviced by a oversized built-in-robe and ensuite- The remaining three bedrooms are off the living area, each with built-in-robe- The main bathroom boasts quality fixtures with a separate bath and shower- Outside, the patio provides plenty of room to host family and friends- Leveled low maintenance courtyard with artificial grass- Ducted reverse cycle heating and cooling- 6.6kw solar panel system- Vertical blinds & quality curtain throughout, venetian Blinds to wet areas- Security alarm system- Eufy security cameras system Love the Location...- Within 3 minutes' walk to Bus Stop- Within 4 minutes' walk to Kavangal Circuit Playground - Within 3 minutes' drive to Ngunnawal Primary School- Within 4 minutes' drive to Casey Market Town- Within 7 minutes' drive to Gungahlin town centre- Within 18 minutes' drive to the Canberra CBD Property information...Land Size : 394 m2 (approx.)Living : 165.51m2 (approx.)Garage : 37.63m2 (approx.)Porch : 2.16m2 (approx.)Total Built: 205.31m2 (approx.)EER: 6.0Built in 2018Rates: \$600 p.q.(approx.)Land Tax: \$905 p.q. (approx.) Investors onlyDisclaimer: The material and information contained within this marketing is for general information purposes only. Canberry Properties 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.