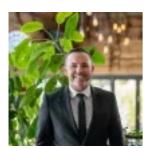
## 89 Kavangal Circuit, Ngunnawal, ACT, 2913 Sold Duplex



Thursday, 11 May 2023

89 Kavangal Circuit, Ngunnawal, ACT, 2913

Bedrooms: 3 Bathrooms: 2 Parkings: 1 Type: Duplex



Jason Hall

## A spacious home in a sought-after neighbourhood

Located within the sought-after suburb of Ngunnawal is this contemporary and comfortable family home that is ready to welcome its new owners.

Inspection to view on the 14th of September at 4 pm.

The open-plan layout has been well-maintained and features a combined air-conditioned living and dining room and a well-equipped kitchen with a gas cooktop, stone benchtops and a dishwasher. Glass sliding doors connect this space with the fenced backyard where you'll find well-maintained lawns and gardens.

The main bedroom in the home features a walk-in robe and ensuite, bedrooms two and three both feature built-in robes, and there is a main bathroom with a separate toilet to accommodate busy households. Extending the layout is a well-equipped laundry, a linen cupboard and a single-car garage with internal access.

The new owners will enjoy being just a few minutes from Casey Market Town and Gungahlin Shopping Precinct and within easy reach of local bus stops, schools and amenities.

Living size: 107.9m2 Single garage: 20m2 Land size: 246m2 Year built: 2016

Fixed lease expires on the 31st of August 2022

Features at a glance

- \* No body corporate
- \* Open plan living (combined lounge and dining)
- \* RC/AC
- \* Main bedroom at the front of the home with ensuite
- \* Built-in robes in remaining 2 bedrooms
- \* Good bench space and storage in the kitchen
- \* Dishwasher, stone benchtops and gas cooking
- \* Low maintenance rear courtyard
- \* Remote single garage with internal access
- \* Easy access to Ochre Health, childcare and grocery store at Springbank Rise Casey
- \* Close to local schools (Ngunnawal Primary and Margaret Hendry School in Taylor)
- \* Short drive to both Casey and Amaroo shopping centres
- \* Bus stops a walk away