

# 9 Bunburung Close, Ngunnawal, ACT 2913

home by holly

## House For Sale

Saturday, 9 December 2023

9 Bunburung Close, Ngunnawal, ACT 2913

**Bedrooms:** 3

**Bathrooms:** 2

**Parkings:** 2

**Area:** 665 m<sup>2</sup>

**Type:** House



Rick Meir

0491850701

**\$775,000+**

Showcasing an idyllic position, resting in a sought-after pocket of Ngunnawal, this single-level haven provides both comfort and convenience, within strolling distance to Ngunnawal Primary School, parks and recreational options. Framed by established gardens in a picturesque cul-de-sac with no through traffic, you'll discover a beautifully designed home featuring separate living areas and alluring indoor and outdoor spaces, perfect for hosting gatherings with loved ones, or enjoying some quiet time to relax and unwind. At the heart of the residence lies a well-appointed kitchen with gas cooktop and dishwasher, that offers seamless transition to the dining area and oversees a fully fenced backyard and outdoor space with pergola. Boasting new carpets, fresh paint and three sizeable bedrooms including master with ensuite, this excellent home offers ample storage and is further enhanced with attractive street appeal, double auto garage, and appealing inclusions. Located nearby, you'll appreciate Ngunnawal Shops, Casey Market Town, Wirria Playground, Ngunnawal Sports Ground, Gungahlin Lakes Golf Club, Gungahlin Marketplace, Yerrabi Pond, nature reserves and so much more. With so much on offer, we recommend you don't delay and arrange an inspection today. Contact Rick and Tina on 0408 588 770. Insta @rickandtinaeir.agents features: .beautifully positioned in lovely cul-de-sac with no through traffic. brand new carpet. freshly painted. built by Renaissance Homes. separate living areas. master bedroom featuring ensuite. all bedrooms feature built-in wardrobes. split-system air conditioning. evaporative cooling. gas cooktop. electric oven. gas hot water. outdoor area with pergola. fine details: (all approximate) 138.10m<sup>2</sup> Living 40.25m<sup>2</sup> Garage GFA: 178.3m<sup>2</sup> UV: \$515,000 Rates: \$714 p/q Land Tax: \$1170 p/q (note: land tax only applicable if not your primary residence)