

# 9 Lanley Square, Ngunnawal, ACT 2913



## Sold House

Tuesday, 5 September 2023

9 Lanley Square, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 300 m2

Type: House



Thom Eriksson-Lake  
0262419444

**\$720,000**

\* Please note there has been strong interest in this property, If you are planning to make an offer please discuss with your solicitor the possibility of attaching a section 17 with your offer as this may well secure the home for you! Relishing a whisper quiet location within easy level walking distance to Ngunnawal Shops, bus stops, schools, Yerrabi Pond and walking trails? This refurbished three-bedroom provides two separate living areas, a two-way bathroom, plus a single garage with internal access. Whether you're looking to enter the market or downsize, this home is sure to please. The cleverly designed light and bright floor plan captures an abundance of natural sun and incorporates multiple living areas with fresh paint and new carpet throughout. The well-appointed kitchen provides ample space for storage and meal preparation, whilst overlooking a courtyard which creates a nice backdrop whilst cooking! All bedrooms are spacious and include built-in robes. To the rear, low-maintenance gardens provide a tranquil setting for relaxation! A property that has been lovingly maintained by the current owner for over 22 years! Don't wait – inspect today to see what all the fuss is about. Features- Above-average building report - Built 1997- Living 107m<sup>2</sup> (approx)- Garage 20m<sup>2</sup> (approx)- EER 4 stars- Ducted reverse-cycle heating and cooling - Four-burner gas cooktop- Electric oven- Dishwasher - Brand new carpet- Freshly painted throughout- Single garage with an automatic door, internal access to the home and access to the courtyard- Lush leafy grounds without any high maintenance- Automatic in-ground irrigation system- Ultra quiet location close to everything that matters Cost breakdown- Rates: \$599.97 p.q - Land Tax (only if rented): \$907.77 p.q This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.