

9 Tari Close, Ngunnawal, ACT 2913

STONE

Sold House

Thursday, 5 October 2023

9 Tari Close, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 613 m²

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

\$857,500

Sold Prior to auction - \$857,500 Nestled amidst a leafy 613 sqm block, in a quiet cul-de-sac, this enchanting 3-bedroom retreat is the perfect blend of comfort and functionality that effortlessly caters to your lifestyle. Offering a backyard studio for focused work or quiet relaxation. Large sliding doors open to a covered patio area, creating an extension of the living space. This seamless transition between indoor and outdoor living is perfect for entertaining and relaxing. Features Overview:- North-facing to the rear- Single-level floorplan, free-standing separate title home- Self-contained study/teenage retreat- 5.2kW solar panel system with 4kW inverter- NBN connected with FTTP- Age: 29 years (built in 1994)- EER (Energy Efficiency Rating): 4.5 Stars Sizes (Approx)- Internal Living: 129.73 sqm- Alfresco: 29 sqm- Porch: 4.76 sqm- Carport: 23.25 sqm- Backyard studio: 10.8 sqm- Total residence: 197.54 sqm- Block: 613 sqm Prices- Rates: \$662 per quarter- Land Tax (Investors only): \$1,051 per quarter- Conservative rental estimate (unfurnished): \$620 – 650 per week Inside:- Master bedroom with built-in robe and ensuite- Spacious bedrooms all with built-in robes- Main bathroom with bath and separate toilet- Front, formal living area- Light-filled open plan living, dining and kitchen- Study nook- North-facing, informal living and dining area with glass sliding doors through to the alfresco and back yard- Well-appointed kitchen with ample storage space, quality appliances and breakfast bar - Split systems installed x 6 - Ducted evaporative cooling- Ducted gas heating- Laundry room with external access Outside:- Single car carport with automatic garage door- Large alfresco with built-in seating- Self-contained study/teenage retreat with Fibre to the premises and split system- Large back yard with ample space for the kids and pets to play all day long Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Timber window frames and aluminium window frames- Window Glazing: Single glazed windows Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes drive and the Gungahlin Town Centre is less than 10 minutes by car. Inspections: We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 make further enquiries.