

93 Burrumarra Avenue, Ngunnawal, ACT 2913

Sold Townhouse

Friday, 15 March 2024

93 Burrumarra Avenue, Ngunnawal, ACT 2913

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Townhouse



Glen Kingston

0417170733

Contact agent

First Home buyer, Investor, Downsize or simply want to upgrade into a townhouse from an apartment and forget about Strata, then opportunity knocks. Light, sun filled townhouse featuring two generously proportioned bedrooms, one bathroom and single garage with internal access, open plan living, great size kitchen, bench space, storage - skylights for natural light. Courtyards front and back of the property, secure fencing adding to the privacy, pet friendly and easy care low maintenance. The second bedroom is slightly larger than the first and looks directly into the rear courtyard. This is the functional courtyard that stores the clothesline, hot water system and rubbish bins. The front bedroom is north facing at the front of the home. Split system - Actron inverter, new hot water system, Gas cooktop, electric oven, carpeted living areas, tiled wet areas. The home has close access to either the Casey or Ngunnawal shops, depending on which you prefer. Easy access to petrol, supermarkets and great takeaway options. Playgrounds, green spaces sporting ovals and nature walks surround you on this side of town, as do excellent schools including Gold Creek Primary and High Schools, Holy Spirit ELC and Primary, Ngunnawal Primary, Burgmann and Gungahlin College. EER: 6.0 Rental Appraisal Approx \$520 - \$530 per week Features:- North/East facing- Separate title- Single level with internal access from the attached garage- Open plan living and dining area- Easy access to both Ngunnawal shops and popular Casey Market Town - Close to Schools Rental Appraisal: \$500 \$525 per week Specifications:- Block: 11- Section: 206- Land: 161m²- Living area: 73m²- Garage: 22m²- Block size: 161m²- Rates: \$2,038 p.a.- Water rates: \$684 p.a.- Land tax (investors only): \$2,696 p.a.- EER 6.0