

**94 Gurrang Avenue, Ngunnawal, ACT 2913**

STONE

**Sold House**

Wednesday, 17 January 2024

94 Gurrang Avenue, Ngunnawal, ACT 2913

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 859 m2**

**Type: House**



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**\$1,315,000**

Crafted to fully capitalize on its solar orientation, this dwelling, situated on an expansive 859 sqm block, is strategically located in an exclusive elevated setting that provides a northern exposure to its living spaces, placing a particular emphasis on light and spaciousness. Tailored with a touch of sophistication to cater to the refined host, its interiors are fashioned to establish a seamless flow between the indoor and outdoor spaces, incorporating family-friendly zones. Impeccably presented, notable features of this residence encompass a formal lounge and dining area, an open-plan kitchen that overlooks the family and casual dining spaces. Delight in hosting gatherings in the confines of the private, well-maintained garden and pergola area, along with relaxing in the pool. Features Overview:- North facing- Tri-level floorplan, free-standing separate title home- 20 solar panels and separate solar heated pool - NBN connected with FTTP- Updated to three phase inverter - Age: 29 years (built in 1995)- EER (Energy Efficiency Rating): 2.5 Stars Sizes (Approx)- Internal Living: 228.30 sqm- Playroom: 16.07 sqm- Pergola: 25.06 sqm- Porch: 3.82 sqm- Balcony: 6.54 sqm- Garage and store: 48.60 sqm- Carport: 12.23 sqm- Total residence: 340.62 sqm- Block: 859 sqm Prices- Rates: \$923.50 per quarter- Land Tax (Investors only): \$1,629.50 per quarter- Conservative rental estimate (unfurnished): \$900 - \$950 per week Inside:- Large master suite with walk-in robe, ensuite and private balcony- 2nd bedroom with built-in robe and direct access to side deck- 3rd bedroom with ensuite, built-in desk, built-in robe and direct access to the back garden - Bedrooms all contain remote control ceiling fans- Study with built-in desk and window seat- Main bathroom with full-sized bath and separate toilet - Laundry room with external access- Formal front living area with high-pitched roof and ample natural light- Fireplace feature- Formal dining room with glass doors through to the backyard - Open-plan living, dining and kitchen - Modern kitchen with ample storage and bench space- Quality appliances and breakfast bar - Spacious living area with glass sliding doors through to the back pergola and pool area- Downstairs play-room/teenage retreat with external access - Ducted and zoned reverse cycle heating and cooling - Downstairs wine cellar- Double-car garage with internal access- New carpet throughout and new window furnishings throughout Outside:- Large back pergola perfect for entertaining and relaxing- Enclosed pool perfect for the summer months 60,000 litre natural rock resort style pool mixture of salt and chlorine- Grassed area with deck and natural pond- Side deck and yard with kids play cubby house- Balcony with beautiful views- Garden shed with extra storage - Swann CCTV system on the outside of the house Construction Information:- Flooring: Timber bearers and joists and concrete slab- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single and double-glazed windows- Roof Insulation: Thermal Insulation value approximately R-4.0 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 on: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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 to make further enquiries.