

**95/36 Paul Coe Crescent, Ngunnawal, ACT 2913**



**Sold Townhouse**

Monday, 25 September 2023

95/36 Paul Coe Crescent, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$620,000**

This 2-storey, 3-bedroom townhouse is a charming and convenient home. Conveniently situated close to shops, schools, and only moments away from Gungahlin Town Centre. This central location makes it easy to access essential amenities and services. This townhouse boasts a spacious and light-filled living area located on the ground floor featuring floating timber floors, giving it a contemporary and inviting look. Seamlessly adjacent to the well-appointed kitchen offering ample cupboard space, gas cooking, stainless steel appliances, and a dishwasher, making meal preparation convenient and enjoyable. Upstairs, you'll find three well-sized bedrooms, including a generous master bedroom with its own ensuite and balcony, providing a private retreat. The bathroom is also located centrally on the upper level, while a third toilet is conveniently situated downstairs for added convenience. Enjoy the additional comfort the home has on offer, with gas heating in the living area ensures your year-round comfort, keeping the space warm during the colder months. Plus evaporative cooling is provided upstairs, offering relief from hot weather during the summer months. Along with built-in robes in the bedrooms for added convenience, floating timber floors downstairs not only add to the modern aesthetic but are also easy to clean and maintain and a low-maintenance courtyard, perfect for relaxing and enjoying the fresh air. Enjoy the perks of being situated in prime location, within walking distance of schools, Ngunnawal shops including an IGA, local pharmacy, takeaway, restaurants and kids playground. If you want to branch out more only moments away is Casey Market Town, The Gungahlin Town Centre, with its huge amount of amenities available including, Coles, Woolworths, Aldi, great coffee, popular eateries, Bunnings Warehouse, a public library, Yerrabi Ponds and the added convenience of the light rail network located right in the hub. The complex includes a pool and tennis court, offering recreational opportunities for residents.

3 bedroom townhouse  
Master bedroom with ensuite and balcony  
Great kitchen with gas cooktop & dishwasher  
Gas heating to meals area  
Evaporative cooling upstairs  
Floating timber floors downstairs  
Built in robes to bedrooms  
3rd toilet downstairs for convenience  
Low maintenance courtyard  
Single garage  
Pool & tennis court in complex  
EER: 4.5  
Built: 2001  
General Rates: \$2,161pa approximately  
Land Tax: \$2,674pa approximately  
Strata Levies: \$2,329pa approximately  
Residence: 111sqm approximately