

110 Paul Coe Crescent, Ngunnawal, ACT, 2913

STONE

House For Sale

Thursday, 15 August 2024

110 Paul Coe Crescent, Ngunnawal, ACT, 2913

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Type: House

●THE DOOR IS OPEN, WELCOME HOME●

A WORD FROM OUR SELLER;

There will be so many things that we will miss about this home. We've cherished evening, sunset strolls through the beautiful golf course that lies just beyond our backyard – a perfect way to unwind and soak in the natural beauty. The mornings here are equally magical, whether it's watching the first golfers of the day or simply taking in the serene view of a frosted landscape from our dining table.

Nestled in a safe and friendly neighbourhood, this home has provided us with peace of mind, surrounded by wonderful neighbours and a close-knit community. The generous garden has been our sanctuary, a labour of love that's easy to maintain yet ideal for hosting outdoor gatherings or simply unwinding. The views of the golf course, beautifully framed by two tranquil ponds, provide a picturesque backdrop for all meals.

One of the best-kept secrets of this location is the convenient shortcut leading directly to Burgmann Anglican School, making school runs effortless. Being close to IGA, bus stops, Gungahlin's amenities, and Yerrabi Pond has made our daily life incredibly convenient and enjoyable.

Our home is built with quality and care that has stood the test of time, featuring solid bricks and a brand-new tiled roof. The sunlit formal lounge has been our favourite place to relax and unwind, a space where natural light pours in, creating a warm and inviting atmosphere. The spacious 2 1/2 car garage, complete with a storage room, offers ample space for vehicles, tools, and more. The paved, expansive front yard has been a safe playground for our children, where they've spent countless joyful hours.

With three bathrooms and an additional separate toilet, our morning routines have always been smooth and stress-free. The nearby small playground has been a delight for our children, adding to the sense of community and belonging that we've found here.

This is more than just a house, it's a home where we've created countless cherished memories. It's a place filled with love and laughter, where every corner has a story to tell. We hope the next owners will find as much happiness here as we have.

Living: 316.82sqm (approx.)

Garage: 55.28sqm (approx.)

Total: 372.10sqm (approx.)

Block: 1106sqm

- ☑Spacious dual level design, perfect for families
- ☑New roofing, fresh paint and flooring throughout
- ☑Beautiful, functional floorplan, offering three separate living areas
- ☑Massive master bedroom with a walk-in-robe and ensuite featuring a full sized bath, shower and floor to ceiling tiling
- ☑Five oversized bedrooms with built-in-ropes, offering ample storage space
- ☑Downstairs guest bedroom complete with an ensuite
- ☑Main bathroom with floor to ceiling tiles and a luxurious bathtub
- ☑Separate toilet downstairs for added convenience
- ☑Expansive kitchen, equipped with a gas cooktop, dishwasher, electric oven, breakfast bar and extensive cupboard and bench space
- ☑Separate laundry with floor to ceiling tiling and external access
- ☑Ducted reverse cycle heating and cooling for year-round comfort
- ☑Oversized double garage with additional storage room
- ☑Storage space under the staircase

- ☒ Extra storage space under the home for all your needs
- ☒ Intercom and security cameras installed
- ☒ Prime location backing onto the golf course with breathtaking views, within walking distance to Yerrabi Pond, Gungahlin Town Centre and a wide array of eateries, public transport options and schools

Rates: \$5,233.09 per annum (approx.)

Land tax: \$10,947.20 per annum (approx.)

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