

15 Burrally Ct, Ngunnawal, ACT, 2913

STONE

House For Sale

Thursday, 22 August 2024

15 Burrally Ct, Ngunnawal, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

A relaxing, cosy lifestyle with golf course views

Property to be auctioned on Saturday 14th of September at 1:30pm with offers welcome prior.

Experience a relaxing, cosy suburban lifestyle with this 4-bedroom home overlooking the Gungahlin Lakes Golf Course in the heart of the Ngannawal Peninsula. With updates throughout, including fresh paint and carpet, this abode offers the best of a fresh homely look, the balance of quality nature for an easy day-to-day routine, perfect for a family-friendly lifestyle and people looking to settle in Northern Canberra.

This home presents two separate and welcoming living spaces, an open plan kitchen area, two courtyard spaces and spacious bedrooms, ideal for the growing family. Directly visible from the back of residence are tranquil views of grassland towards the Gungahlin Golf Club range for a sense of openness as well as many opportunities for nearby outdoor recreational activity.

Located only 5 minutes away in the next suburb is the Gungahlin Town Centre which offers an abundance of shops, cafes, restaurants, schools, transport options and other amenities. With the build and location combined, 15 Burrally Court provides a well-balanced lifestyle within the peaceful, vibrant and convenient district of Gungahlin.

Features Overview:

- Two storey floorplan
- New carpet and paint throughout
- Located only 5 minutes away in the next suburb is the Gungahlin Town Centre which offers an abundance of shops, cafes, restaurants, schools, transport options
- NBN connected with Fibre to the Premises (FTTP)
- Age: 28 years (built in 1997)
- EER (Energy Efficiency Rating): 3.5 Stars

Sizes (Approx.)

- Internal Living: 162 sqm (Lower residence: 116.92 sqm + Upper residence: 45.08 sqm)
- Garage: 38.64 sqm
- Courtyard: 18.16 sqm
- Verandah: 10.49 sqm
- Total residence: 229.29 sqm
- Block: 361 sqm

Prices:

- Rates: \$709.59 per quarter
- Land Tax (Investors only): \$1,249.06 per quarter

Inside:

- High ceilings throughout
- Large living room at the front of the residence
- Open plan kitchen, dining and family layout
- Two spacious bedrooms downstairs with built in robes
- Main bathroom with separate bath and shower, separate w/c
- upstairs landing, ideal for a kids rumpus or office space
- Master bedroom with walk in robe and ensuite, balcony access
- Internal access to double garage

Outside:

- Low maintenance yard, backs onto reserve

- Separate courtyard space from the dining area, ideal for entertaining

Construction Information:

- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level
- External Walls: Brick veneer to the ground floor and compressed fibro cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-1.5
- Ceiling Insulation: Thermal insulation value approximately R-4.0 with reflective foil

Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live in 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. If you would like an inspection outside of these times please email us at: jessdoolan@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 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 to make further enquiries.