

# 15 Lanley Square, Ngunnawal, ACT 2913



## House For Sale

Monday, 8 July 2024

15 Lanley Square, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Mark Larmer And Aaron Lewis  
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Jason El-Khoury  
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## Offers over \$700,000

Please note, if not sold prior, this property will be going to auction on site, 12:30pm, Tuesday 30th July 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. Located just 100 meters from local shops and a kids playground, this charming single-level and free-standing home offers an ideal blend of comfort and convenience. This a separate title property and features a yard perfect for kids and pets, without the hassle of ongoing strata levies. Step inside to an open-plan living area filled with natural light from full-length north-facing windows. The living spaces can be separated from the quiet bedrooms at the rear, ensuring a peaceful retreat. Imagine entertaining friends and family in the enclosed sunroom, complete with power, heating, and glass sliding doors – a perfect space for year-round enjoyment. The kitchen overlooks the meals area, making it easy to stay connected with the family while preparing meals. All bedrooms come with built-in robes and access to the beautifully renovated main bathroom. Other practical features include a large separate laundry, separate toilet room, NBN connection, and upgraded LED lighting throughout. Externally, the easy-care gardens and secure garage with high ceilings and extra storage complete the picture. Flexible settlement options and early access opportunities make this home an ideal choice for those looking to move quickly and settle with ease. Embrace the lifestyle you deserve in a home that combines style, comfort, and flexibility. This property is ready for you to move in and start creating lasting memories. Don't miss out on this rare opportunity – contact us today to schedule a viewing and take the first step toward your dream home! Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

- North orientation to front of home
- Free-standing, separate title house
- Fully single level floorplan
- Open plan living areas separated from the bedrooms
- Enclosed sunroom entertaining area with power, heating, flyscreens and glass sliding doors
- Vacant possession so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence if you need to move quickly prior to settlement
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing
- Offers prior to auction (above the published guide price) are welcomed

The Numbers (approx):

- Living area: 98m<sup>2</sup>
- Garage: 22m<sup>2</sup>
- Sunroom entertaining area: 18m<sup>2</sup>
- Block size: 318m<sup>2</sup>
- Age: 27 years (building completed 1997)
- General rates: \$2,444 p.a.
- Water rates: \$760 p.a.
- Land tax (investors only): \$3,891 p.a.
- Conservative rental estimate (unfurnished): \$560/per wk
- EER (Energy Efficiency Rating): 4 stars with potential for 6 stars

More detail:

- Kitchen with updated Caesarstone benchtop, electric oven, 4 burner gas cooktop, externally ducted rangehood, under bench dishwasher, 1.5 bowl stainless steel sink and ample storage options including pantry
- Laminated timber-look boards throughout the property plus tiles in the wet areas
- Open plan family and meals areas with full length North aspect windows to allow in the sunshine
- Main bedroom has a 2-door, sliding, mirrored built in robe and outlook to the yard
- Bedrooms 2 and 3 have roman blinds and 2 door sliding built in robes
- Renovated main bathroom, with full height tiling, bath with wall niche, corner shower with niche, vanity, 2 heat lamps and a skylight
- Updated, separate toilet room
- Large laundry room with corner tub, generous linen storage and access door to rear yard
- Storage cupboard outside of the laundry
- NBN connection (FTTP)
- Upgraded LED downlighting throughout
- Ducted gas heating and ducted evaporative cooling
- All the windows and the sliding door have roman blinds, in addition, main windows in living room and beds 2 & 3 have privacy roller blinds and main bedroom has a honeycomb blind
- Sunroom with timber flooring, external heater, power, fly screens and glass sliding doors

Outside:

- Garage has remote-controlled roller door, additional storage space, high ceilings and rear access door to courtyard
- Store shed for tools
- Easy care front and rear gardens with patch of grass in rear yard
- Timber fencing on all 3 sides
- 250 litre electric hot water system
- Clothesline
- 2 Water tanks

Construction info:

- Concrete slab
- Brick veneer external walls with R1.5 insulation
- Timber truss roof framing with R3.5 ceiling insulation
- Concrete roof tiles
- Aluminium window frames with single glazed windows

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer
- Free valuations on any properties you own to help establish your correct equity base or assist with finance approval
- Meeting with the auctioneer to discuss the process and establish your bidding tactics