

19 Aroona Court, Ngunnawal, ACT, 2913



House For Sale

Tuesday, 6 August 2024

19 Aroona Court, Ngunnawal, ACT, 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Modernised and 'move-in' ready.

Nestled in a serene and leafy cul-de-sac, 19 Aroona Court, Ngunnawal is a charming 3 bedroom home presenting the perfect opportunity for first time buyers, young families, downsizers or savvy investors. The home offers a unique blend of a private low maintenance block, a home free from the encumbrances of shared walls and a modern interior which is ready to simply move in and enjoy. The northerly aspect of the home ensures that living areas are bathed in natural light throughout the day, creating a warm and inviting atmosphere.

The property is conveniently positioned, backing onto parkland and featuring direct access to the footpath from your own backyard which leads to the local shops and children's playground, both less than 300 metres away. Its prime location also places it close to public transport, and just a short drive from the bustling Gungahlin Town Centre, providing all the amenities you need within easy reach.

Inside, the home boasts two spacious living areas, including an oversize lounge room and a separate meals/family room, offering versatile spaces for meals, relaxation and entertainment. One of the unique features of the property is a lovely internal courtyard area which provides an abundance of natural light to the home and can also serve as another sitting area.

Each of the three bedrooms is generous in size and comes with built-in robes, ensuring ample storage space. The heart of the home, the kitchen, is well-equipped with a Bosch gas cooktop, electric oven, and dishwasher, ensuring meal times are a breeze. The modern renovated bathroom features a bathtub and a semi-frameless shower screen, complemented by a separate toilet for added convenience. The laundry has also benefited from a modern renovation and offers a practical layout with generous storage.

The outdoor living spaces are equally impressive, with a large private entertaining deck and a covered pergola, perfect for hosting gatherings or enjoying quiet time outdoors amidst the private canopy of established trees. The positioning of the home on the block has allowed for a generous amount of space in the rear yard, which includes an extended paved area, garden shed and veggie patch.

The single lock-up garage for the home is currently being partially utilised as a home office and store room, but can easily be reverted to car accommodation without undertaking any building work, thanks to the use of a versatile concertina door. This home office area has been connected to the heating and cooling system, so it offers a versatile multi-purpose space to meet the needs of any buyer.

Other notable features include ducted gas heating, evaporative cooling, instantaneous gas hot water system & NBN connectivity.

Contact us today to arrange a viewing of 19 Aroona Court and see all that this exceptional property has to offer.

Summary of features:

- Separate title, free standing home
- Positioned in a quiet and leafy cul-de-sac
- Northerly aspect to the side – enabling living areas to capture maximum sunlight
- Ideal position backing onto parkland & footpath to local shops (with gate access from backyard)
- Close to local Ngunnawal shops, children's playground, public transport & a short drive to Gungahlin Town Centre
- Spacious lounge area & separate meals/family room
- All 3 bedrooms generous in size with built in robes
- Ceiling fans to all bedrooms
- Large private entertaining deck with covered pergola, perfect for entertaining
- Well equipped kitchen featuring Bosch gas cooktop, electric oven & dishwasher

- Modern renovated bathroom with bath tub & semi-frameless shower screen
- Separate toilet
- Modern renovated laundry with large linen/storage cupboard
- Ducted gas heating
- Evaporative cooling
- Instantaneous gas hot water system
- NBN connected
- Private and established low maintenance gardens, including veggie patch
- Single garage with internal access (part of the garage is currently being utilised as a home office, however the concertina door allows the garage to be opened up when desired).
- Heating and cooling outlets installed to office area.

Figures:

- Block size: 360m²
- Internal living area: 107.8m²
- Garage: 22.2m²
- Total house size: 130m²
- Built: 1994