

27 Warabin Crescent, Ngunnawal, ACT 2913

STONE

House For Sale

Friday, 5 July 2024

27 Warabin Crescent, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 465 m2

Type: House



Hugo Mendez

0421349916

\$700,000+

This beautiful home is bathed in neutral tones and welcomes you with ducted reverse cycle air conditioning and heating, ensuring year-round comfort. The open-plan living area is flooded with natural light, creating a warm, inviting atmosphere. The heart of the home is the spacious kitchen, a haven for home chefs and food enthusiasts alike, complete with ample cupboard space and stainless steel appliances. The primary bedroom boasts an ensuite and a walk-in robe, while the two additional bedrooms feature built-in robes, offering ample storage for the whole family. Outside, the low-maintenance yard promises more time to enjoy the things you love, with a single carport and ample off-street parking for you and your guests. Positioned in the family-friendly suburb of Ngunnawal, you're just a stroll away from nature reserves, parks, local shops, schools, an off-leash dog park, and a great local shopping precinct are all within walking distance. Single level and separate title property - No Strata / Body Corporate fees. Kitchen features plenty of bench and storage space including pantry, gas cooktop, electric oven and dishwasher. Separate living and dining areas. Ensuite and main bathroom. Ducted reverse cycle heating and cooling. Separate laundry room. Fibre to the Home, NBN connection. Gas hot water system. Outdoor entertaining area, perfect for outdoor living/dining. Garden shed included. Undercover carport parking. Extra parking space on the driveway. A short distance to the local Ngunnawal shops, Casey Market Town, Gungahlin Town Centre, Amaroo shops & local bus stops. Close by to Ngunnawal Primary School, Gold Creek Primary School, St John Paul II College, Burgmann Anglican School & Gungahlin College. Living size 92.970sqm. Block size 465sqm. Land value \$400,000. Rates \$2766.55 per year, approx. Land tax \$4772.00 per year, approx.