

# 28 Bamir Square, Ngunnawal, ACT, 2913



## House For Sale

Friday, 2 August 2024

28 Bamir Square, Ngunnawal, ACT, 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Amy Taylor

## UNLOCK THE POTENTIAL OF 28 BAMIR SQUARE, NGUNNAWAL

This hidden gem is the perfect canvas for renovators and visionaries ready to transform it into a dream home. Nestled in a peaceful neighborhood, this cottage offers endless possibilities & value-adding improvements. Don't miss out on this rare opportunity to create something truly special.

Features of the home:

- Compact kitchen includes ample bench space with servery, plus gas & electric cooking appliances
- Spacious open plan living & dining areas with tiled floors plus access to the fenced rear courtyard
- Two bedrooms with built-in robes, plus a study which could service as a third bedroom, guest room or home office
- Two-way bathroom facilities include shower over bath, plus separate toilet
- Full sized laundry including storage & access to the courtyard & clothesline
- Established gardens wrap the front & rear of the cottage
- A single carport with remote control roller door is conveniently positioned beside the laundry allowing easy access to your home
- Residence: 111m<sup>2</sup>, Garage: 20m<sup>2</sup>
- Block size: 287m<sup>2</sup>
- Year built: 1993
- EER: 3 Stars
- Rates: \$560 p.qtr. (approx.)
- Rental Estimate: \$525 to \$550 p/wk in current rental market

Contact Amy to arrange a viewing

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