28 Ferguson Circuit, Ngunnawal, ACT 2913
House For Sale

Thursday, 11 July 2024

28 Ferguson Circuit, Ngunnawal, ACT 2913

Bedrooms: 3   **Bathrooms: 1**   **Parkings: 2**   **Area: 421 m2**   **Type: House**

Colin Blunden
0409015400

$749,000+

There's no place like home and this superb three-bedroom property would be ideal to call your first home.Tucked away in a quiet street this home looks fabulous from the street and is only a short drive to Gungahlin Market Place, schools, public transport stops and shops.The home boasts an attractive and functional design. You will love the light and airy, sunlit "L" shaped lounge and dining room, the three bedrooms are a lovely size, and all have built in robes and there is a two-way bathroom.You will enjoy the paved entertaining area and easy-care yard. There is plenty of parking with a single garage and enclosed single car accommodation.Other features include gas heating, a reverse cycle air conditioning unit, separate laundry, separate toilet, electric cooking and so much more.This delightful and well-priced property would be ideal to enter the market and to call home.Call today! Features Include: •Three bedrooms•Two-way bathroom•Reverse cycle air conditioning unit•Gas heating•Built in robes in all bedrooms•Open light and airy sunlit living area•Paved entertaining area•Easy care garden and yard•Single garage and enclosed carport•Ideal first home or investment•Short drive to Gungahlin Market Place, schools, public transport stops•Separate toilet•Separate laundry•Functional kitchen•EER 1.5Outgoings & Property Information:Living size: 96.60sqmBlock size: 421 sqmGarage size: 41 sqmUCV: $421,000Rates: $2,492 per annumLand tax (if rented): $3,839 per annumExpected rent: $560-$580 per weekYear Built: 1994EER: 1.5 Disclaimer:While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.