

28 Gang-Gang Ct, Ngunnawal, ACT, 2913

STONE

House For Sale

Thursday, 1 August 2024

28 Gang-Gang Ct, Ngunnawal, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jess Smith

0410125475

Modern Comfort in Ngunnawal

Nestled in a serene locale, this meticulously renovated residence epitomizes modern comfort and style. Boasting a seamless blend of contemporary design and functional living spaces, this home offers an oasis of tranquility for discerning buyers. From the moment you step inside, you're greeted by the inviting ambiance of a home that has been lovingly upgraded throughout. With three generously sized bedrooms, including a luxurious ensuite, and a selection of versatile living areas, every aspect of this property has been carefully curated to cater to modern lifestyles. The formal living room exudes elegance, while the separate family room and meals area provide the perfect setting for casual gatherings and relaxed evenings. Step outside to discover a picturesque timber deck, overlooking the landscaped yard, where alfresco dining and entertaining become a delight. From its impeccable interiors to its idyllic outdoor spaces, this home offers a haven of comfort and sophistication.

Features Overview:

- Single level floorplan
- NBN connected with FTTP
- Age: 28 years (built in 1996)
- EER (Energy Efficiency Rating): 5.0 Stars

Sizes (Approx)

- Internal Living: 102.87 sqm
- Deck: 27 sqm
- Garage: 37.38 sqm
- Total residence: 167.25 sqm
- Block: 366 sqm

Prices

- Rates: \$675.78 per quarter
- Land Tax (Investors only): \$1149.6 per quarter
- Conservative rental estimate (unfurnished): \$610 - \$620 per week

Inside:

- Master bedroom with ensuite bathroom
- Formal living room ideal for entertaining guests
- Separate family room and dining area for relaxed living
- Separate laundry room with external access
- kitchen with breakfast bar and ample storage space
- Split system in the family room for year-round comfort

Outside:

- Stunning timber deck perfect for outdoor entertaining
- Double lock-up garage with secure parking
- Landscaped low-maintenance yard with mature plants
- Fully fenced yard providing privacy and security

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

Ngunnawal has quickly established its reputation as one of the most family-friendly suburbs to live with exceptional schools and parks, an off-leash dog park within walking distance, and a great local shopping precinct. The Casey Marketplace with its abundance of restaurants, pubs, and cafes is just a few minutes' drive and the Gungahlin Town Centre is less than 10 minutes by car.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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