

# 3 Lingiari Court, Ngunnawal, ACT, 2913



## House For Sale

Tuesday, 13 August 2024

3 Lingiari Court, Ngunnawal, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **You'll Want To Linger Longer At Lingiari!**

3 Lingiari Court is a beautifully presented, separate titled, free-standing courtyard home nestled in a peaceful and private neighbourhood and offers the perfect blend of comfort and affordability - perfect for buyers of all sorts looking for a single-level, low maintenance house to call home.

Featuring segregated living areas there's a large lounge room that connects to a family and dining area as well as a kitchen with gas cooktop, electric oven, new rangehood & tapware and heaps of storage and bench space.

All three bedrooms have built-in robes and the main, separate from bedrooms two and three, is complete with ensuite and walk-in robe

A highlight of the property is the north facing courtyard which is the perfect entertainment spot with its large, covered pergola and low maintenance landscaped garden.

You will love the central Ngunnawal location - a family friendly neighbourhood that's walking distance to Ngunnawal primary school, parks, playground, an off-leash dog park and bus stops. The Gungahlin Town Centre and the Casey Marketplace are also only minutes away.

### Features:

- Separate title courtyard home
- Good size main bedroom with ensuite and walk-in robe
- Open plan living and dining
- Separate laundry
- Good sized main bathroom with bath and shower
- Separate toilet
- New downlights throughout
- Dimmer switches in living areas
- Ducted heating and cooling
- Low maintenance gardens
- Covered pergola
- Lockup drive through garage
- Short drive to the Gungahlin Town Centre
- Walking distance to Ngunnawal Primary School
- Short Drive to Casey, Amaroo and Gungahlin shops
- Walk to bus stops