

31 Anakie Court, Ngunnawal, ACT 2913

MARQ

House For Sale

Saturday, 29 June 2024

31 Anakie Court, Ngunnawal, ACT 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 500 m2

Type: House



Natalie Kokic Schmidt
0428082885



Jason Anasson
0423821138

\$998,000+

Nestled in a serene and private setting, this beautiful 4-bedroom home offers a tranquil retreat amidst established gardens. The property's lush landscaping creates a picturesque backdrop, enhancing the peaceful atmosphere. Inside, the home boasts spacious living areas, perfect for both relaxation and entertaining. With its blend of natural beauty and modern comfort, this home provides a harmonious haven for its new residents. Situated in a cull-de sac street backing a green belt and within close distance to local schools, parkland, playgrounds, public transport, shops, Casey Market Town and Gungahlin Town Centre. - Four-bedroom residence located in a cull de sac street backing green belt- Master bedroom with walk in robe, ensuite with double vanity - Spacious living areas including a lounge, family and dining area - High ceilings to master bedroom and lounge area- Kitchen with stone bench tops, gas cook top, dishwasher and pantry - Ducted gas heating- Separate toilet and bathroom - 5.2 KW solar panels - Italian tiles to family, dining and kitchen area, timber louvers to windows- Double lock up garage with internal access, Tesla powerwall battery - Beautifully landscaped gardens, fruit trees including apricot, apple, fig and lemon tree- Under roofline alfresco area- Energy Efficiency Rating 5.0- Rental appraisal - \$750-\$800 per week- NBN Fibre to the Premises (FTTP)- 161.19sqm living, 36.84sqm garage, 500sqm block- Close proximity to Gungahlin Town Centre and Casey Market TownGeneral rates: \$2,756.35 pa approx. per annumLand tax (if rented): \$4,462.12 approx. per annumUnimproved land value: \$491,000 (2023)Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries