

**34 Yumba Avenue, Ngunnawal, ACT, 2913**



**House For Sale**

Thursday, 18 July 2024

34 Yumba Avenue, Ngunnawal, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adrian Southern

## Immaculate turn key property!!

Spacious and full of natural light. Beautifully finished for sophisticated indoor/outdoor entertaining, this completely updated home offers an idyllic setting for contemporary family living.

At its heart lies the recently renovated kitchen which offers quality stainless steel appliances, stone benchtops, gas and electric cooking appliances, large glass splash backs, soft close draws and oodles of bench space.

The property features a natural flow and boasts sun-filled living areas comprising of lounge and dining rooms and offers some stunning inclusions such as renovated main bathroom and ensuite, stunning tiled floors in the main living areas, as well as brand new carpet to all three bedrooms.

The primary bedroom is positioned at the front of the property maximising privacy whilst the two remaining bedrooms are positioned at the rear of the home. All three bedrooms feature built-in robes to each.

It includes a double garage with internal access. This however, has been converted into another living area or rumpus room with carpet and includes a handy office setting as we now find ourselves working from home a lot more these days.

Low maintenance gardens surround the front and back, with an additional hard landing carpark area at the front of the home. Plus, there's an additional carparking area for any caravans or trailers at the side of the residence with gated access to the rear yard.

This pristine family home is ready to occupy and boasts a superior lifestyle within easy reach to local shops, schools and bus stops.

Take the time today to book in your personal viewing or please feel free to come along to one of the open homes.

Please understand that open times are subject to change, so check the website ([Allhomes.com.au](http://Allhomes.com.au)) on the day of the scheduled open for any changes or cancellations.

### Property Features:

Completely updated throughout with lovely renovations Located in a wonderful street with quality homes Just seconds to Ngunnawal Primary school and minutes to local shops and public transport Separate living areas Quality renovated kitchen with stone bench tops, gas and electric cooking appliances, dishwasher and glass splash backs Three bedrooms, all with built-in robes and main bedroom with renovated ensuite Stunning tiled floors and brand-new carpet in the bedrooms Renovated main bathroom Covered outdoor entertaining area Ducted heating and cooling Double garage with internal access converted into rumpus room (not approved) Broadband internet connected via FTTP Continuous hot water service Off-street parking plus additional parking for a caravan, boat or trailer Garden shed House size: 112m<sup>2</sup> approx. Block size: 361m<sup>2</sup> approx. Build year 1997 UV: \$398,000 (2021) Rates: \$2,409.00 approx. Land Tax \$ 3,646.00 (if bought as an investment) Possible rental return of \$700-\$750pw Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.