

39 Yumba Avenue, Ngunnawal, ACT, 2913

LUTON

House For Sale

Friday, 23 August 2024

39 Yumba Avenue, Ngunnawal, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Corbin Eslick
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Bright and Welcoming Home Close to Parks and Schools

This immaculately presented residence is sure to leave a lasting impression, offering the perfect setting for family living. Nestled in a family-friendly neighborhood on a quiet, leafy street, this solid single-level home is ideal for first-time buyers. It is in pristine condition, featuring versatile indoor/outdoor living and entertaining spaces, all within walking distance to schools and parks.

Upon entering, you'll immediately notice the thoughtful floorplan, which includes two modern bathrooms and three inviting living areas. The heart of the home is the open-plan kitchen and living area, where large windows allow natural light to flood in, creating a warm and welcoming ambiance.

The kitchen is a chef's delight, featuring a generous breakfast bar, an oven, a gas cooktop, and ample storage space. Equipped with quality appliances, including a dishwasher, this kitchen ensures both convenience and functionality.

The master bedroom is a true retreat, complete with an ensuite and a walk-in robe, offering a sanctuary you'll look forward to returning to every day.

Additional features include a segregated lounge room, ideal for a private movie theatre experience. Comfort is guaranteed with reverse cycle heating and cooling throughout the home.

Sliding doors provide seamless access to the low-maintenance backyard, which includes fruit trees, making it an ideal spot for hosting barbecues with friends.

Property Features:

Single level living on a flat block

Multiple living spaces including formal dining and formal living

4 spacious bedrooms

Main bedroom with walk-in robe and ensuite

Ensuite resealed with a brand-new shower screen

Double lock-up garage with internal access

Bathroom equipped with a bathtub

Separate w/c

Kitchen with gas cooktop and electric oven

Dishwasher

Brand-new tapware throughout

Ducted reverse cycle heating and cooling

Carpets recently replaced

Garden shed

Secure, child-friendly grounds with established gardens

Side gate access to yards, perfect for parking trailers

Well located near schools, public transport, shops, and just a 7-minute drive to Gungahlin Town Centre.

Property Details:

Construction: 1997

EER: 3.5 Stars

Land Tax: \$3,778/Annum

Rates: \$2,403/Annum

Rental Appraisal: \$750/Week

UV: \$400,000 (2023)

Block: 386m²

Residence: 141.80m²

Garage: 34.80m²

Total: 176.60m²

Feel free to contact Corbin or Damien if you have any questions or would like to arrange a viewing.