

4 Pajong Street, Ngunnawal, ACT 2913



House For Sale

Monday, 8 July 2024

4 Pajong Street, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

Offers over \$750,000

Introducing this stunning 3-bedroom, 2-bath home that offers a perfect blend of design and simplicity. This property features an entrance nook, beautiful kitchen with stone bench tops and modern appliances, a spacious open plan living area and a reverse cycle electric heating & cooling unit for year-round comfort. The main bedroom is positioned to the rear and has its own ensuite. Bedrooms 2 & 3 share the main bathroom which is equipped with a shower bath combination, a mirrored vanity, and skylight. The house has been fitted with brand new carpets throughout, and a fresh lick of paint - perfect for you to turn the key & enjoy living here, without needing to do any work! Make sure to watch our detailed walk through video prior to and after your inspection, it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. What buyers will love most:

- Separate title house
- Fully single level floorplan
- Open plan living area
- Brand new carpets throughout living & bedrooms
- Fresh paint throughout
- Vacant possession so no need to wait for owners or tenants to relocate
- Early access available prior to settlement if you want to move in quickly

The Numbers (approx):

- Living area: 110m²
- Garage: 20m²
- Block size: 248m²
- Age: 10 years (completed 2014)
- General rates: \$2,408 p.a.
- Land tax (investors only): \$3,792 p.a.
- Conservative rental estimate (unfurnished): \$650/per wk
- EER (Energy Efficiency Rating): 6 out of 6 stars

Features:

- Tiled entry nook
- Kitchen has a stone bench top, 2 bowl sink, pantry, electric oven, 4 burner gas cooktop, ducted rangehood & provision for fridge
- Large open plan living area with reverse cycle electric heating & cooling unit
- Main bathroom has a shower bath combination mirrored vanity, skylight & heat lamps
- Main bedroom with 2 door mirrored sliding robes, ensuite & window to the north
- Ensuite with vanity, shaving cabinet (plus storage), toilet & large shower
- Bedroom 2 & 3 with sliding door robes and a window to the yard
- European space saving laundry
- Single internal access garage with electric rolled door
- Rear yard with paving underfoot that wraps right around - no grass to mow
- Side gate access to the rear yard
- Electric hot water system
- NBN - FTTP

Construction info:

- Concrete Slab
- Brick veneer exterior
- Concrete roof tiles
- Single glazed windows
- No unapproved structures

The Offer Process:

- To help buyers on value, we advertise a guide price which your offer must exceed
- Offers can be subject to finance or unconditional and on a contract (preferred)
- Offers are confidential & will not be disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable via eft just prior to exchange of contracts
- We have a solicitor allocated who can provide a FREE contract review and a Section 17 if you wish to waive your cooling off and exchange faster