

5 Biala Place, Ngunnawal, ACT, 2913

House For Sale

Friday, 9 August 2024

5 Biala Place, Ngunnawal, ACT, 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Mark Larmer



Jason ElKhoury

Single level living in quiet cul-de-sac location.

Please note, if not sold prior, this property will be going to auction on site, 12:30pm, Wednesday 4th September 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed.

Nestled at the end of a serene cul-de-sac, off a loop street, this beautifully presented single-level free-standing home offers a tranquil retreat. Its spacious layout features separated living areas that separate the 3 bedrooms from the rest of the living space. One of the standout features of this property is its location, situated just a mere 900m away, you can easily access the local Ngunnawal shops without crossing any roads. There, you'll find a variety of amenities including a gym, café, and IGA for your groceries.

Additionally, the property is conveniently located approximately 1.3km from the local Ngunnawal primary school and oval, making it an ideal spot for families with children. Unlike many other options in this price bracket, this property is separate titled, offering you a yard to accommodate kids and pets, if required. With no on-going strata levies, you can enjoy the freedom of ownership without the added expenses.

Outside, you'll find a stylish stencilled concrete entertaining area with a covered pergola which guests can access from the right side of the home without needing to go through the house. Complete with lighting and a fan, this space is perfect for hosting gatherings and enjoying outdoor living year round. All bedrooms are equipped with built-in robes, and the main bedroom at the front of the home features the added convenience of a 2-way (ensuite-style) bathroom.

Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), 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.

Features overview:

- North orientation to the rear of the home
- Located at the end of a quiet cul de sac off a loop street
- Free-standing, separate title house
- Fully single level floorplan
- Two separate living areas
- LED down lighting
- Ducted reverse cycle air conditioning system
- Owner occupied and vacant possession on offer
- Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing
- Offers prior to auction (above the published guide price) are welcomed

The Numbers (approx):

- Living area: 118m²
- Garage: 22m²
- Pergola covered entertaining area: 20m²
- Block size: 372m²
- Age: 28 years (completed 1996)
- General rates: \$2,355 p.a.
- Water rates: \$740 p.a.

Land tax (investors only): \$3,521 p.a.

Conservative rental estimate (unfurnished): \$550/per wk

EER (Energy Efficiency Rating): 1.5 stars with potential for 6 stars

Inside:

Formal living area has full-length windows that look out to the front yard

Wraparound kitchen that overlooks the living areas with updated stainless-steel appliances in the form of an electric oven and 4 burner gas cooktop unit, externally ducted rangehood, 1.5 bowl stainless steel sink, external window looking out to the back yard, corner pantry and ample storage options

Flooring is a mix of tiles in the entry, hall, family room and kitchen, also all the wet areas (bathroom and laundry) then carpet in all bedrooms and formal living area at front of home

Main bedroom with 3 door swinging built-in robes with full-length windows that look out to the front yard

Built-in robes in bedrooms 2 and 3

2-way ensuite-style bathroom with bath, shower, vanity skylight, 4 burner heat lamps, toilet in separate room

Space-saving separate laundry room with corner tub

LED downlighting throughout the living areas

FOTP NBN connected

Outside:

Garage with shelving storage to stay and internal access plus there is room in the driveway for another 2 vehicles off the road.

Stencilled concrete entertaining area with a covered pergola which has both lighting and a fan

Easy-care front and rear gardens

Fully enclosed rear yard with patch of lawn (pet friendly)

Metal store shed and clothesline

Rinnai infinity gas hot water system

Most pots out from the entertaining area in the garden bed will stay with the sale

Construction info:

Concrete slab

Brick veneer and weatherboard cladding external walls

Timber truss roof framing with R3.0 insulation

Concrete roof tiles

Aluminium window frames with single glazed windows

Colorbond fencing on 2 sides and timber on the 3rd side

To help buyers, we offer the following as part of our Friendly Auction System:

Written buyer price guide updated as the campaign progresses

A digital brochure with everything you need to consider a purchase (request via email)

We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waive your cooling off if you want to submit a pre-auction offer

Free valuations on any properties you own to help establish your correct equity base or assist with finance approval

Meeting with the auctioneer to discuss the process and establish your bidding tactics

Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates