

# 65 Gurrang Avenue, Ngunnawal, ACT 2913

## House For Sale

Thursday, 11 July 2024



65 Gurrang Avenue, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 486 m2**

**Type: House**



Lisa Harper

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## Auction 27/07/2024

Discover the perfect blend of comfort and convenience with this stunning single-level, 3-bedroom freestanding home, ideally situated on a generous 486m<sup>2</sup> corner block. Boasting solid timber flooring throughout, this residence exudes warmth and character from the moment you step inside. The heart of the home is the beautifully updated kitchen, featuring modern finishes and ample storage, making it a joy for cooking enthusiasts and entertainers alike. Enjoy year-round comfort with split reverse cycle air conditioning, ensuring the perfect temperature in every season. The spacious single car garage provides secure parking and additional storage, while the convenient side access offers extra flexibility for parking or outdoor projects. Step outside to your own private oasis, complete with established gardens, fruit trees, and a garden shed for all your tools and equipment. The outdoor space is perfect for family gatherings, gardening, or simply relaxing in your tranquil surroundings. This prime location offers easy access to local amenities, with Ngunnawal shops just a short stroll away, and the bustling Casey Market Town and Gungahlin Town Centre within close proximity. Whether you're a family looking for a forever home, a first-time buyer eager to start your homeownership journey, or a savvy investor seeking a valuable addition to your portfolio, this property ticks all the boxes. Don't miss your chance to own this beautiful home in a sought-after location. Contact us today to arrange a viewing and experience all this exceptional property has to offer.

**The Perks:**

- Light, bright, and airy single level 3 bedroom residence
- Spacious open-plan living
- Updated kitchen with modern finishes
- Main bedroom with built-in robe and ensuite
- Additional 3 bedrooms with built-in robes
- Bathroom with shower, bath and separate toilet
- Split reverse cycle air conditioning for year-round comfort
- 6.6KW of solar for sustainable living
- Single-car garage with additional side access
- Established gardens with fruit trees and a garden shed
- Great location near Ngunnawal shops, Casey Market Town, and Gungahlin Town Centre

**The Numbers:**

- Build: 1996
- Block: 486m<sup>2</sup>
- Living: 115.79m<sup>2</sup>
- Garage: 20.20m<sup>2</sup>
- Total: 135.99m<sup>2</sup>
- EER: 4 stars
- UV: \$421,000 (2023)
- Rates: \$2,492 per year approx.
- Land tax (investment only): \$3,839 per year approx.
- Rental Estimate: \$670 - \$690 per week