

# 7 Warrumbul St, Ngunnawal, ACT, 2913

## House For Sale

Thursday, 18 July 2024

7 Warrumbul St, Ngunnawal, ACT, 2913

**Bedrooms: 3**

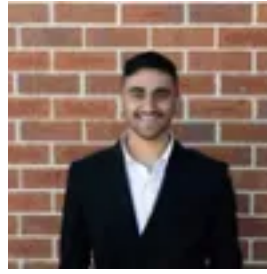
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Mark Larmer



Jason ElKhoury

## Updated throughout, vacant and available immediately

Located in an elevated part of the suburb, 100 metres from the local Ngunnawal primary school and playing fields, this single level, free standing home has been updated throughout. Being separate title, unlike a lot of townhouse living options in this price bracket, you have a generous yard to contain kids and pets (if required) and the added benefit of no on-going strata levies.

The open plan living areas with their full length, direct North aspect windows, can be shut off from the bedrooms located at the rear of the home, away from any road noise. All bedrooms have built in robes and the benefit of 2 bathrooms will be sure to keep the whole family happy.

Notable features include new paint throughout, new carpets in the 3 bedrooms, new LED down lighting throughout, new blinds, upgraded kitchen appliances, ducted reverse cycle heating and cooling plus gas wall furnace heating, new vanities in the bathrooms plus a pergola covered entertaining deck off the living areas.

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:

Direct North orientation to front of home

Free-standing, separate title house-

Fully single level floorplan

Open plan living areas at front separated from the bedrooms at the rear

Outdoor entertaining spaces

Vacant possession so no need to wait for owners or tenants to relocate

Early access available via an occupation licence if you need to move quickly prior to settlement

Flexible settlement options if you have another property you want, or need, to sell or to have more time to secure financing

### The Numbers (approx):

Living area: 93m<sup>2</sup>

Garage: 20m<sup>2</sup>

Pergola covered entertaining area: 22 m<sup>2</sup>

Open deck off living area: 11m<sup>2</sup>

Open deck off main bedroom: 8m<sup>2</sup>

Block size: 386m<sup>2</sup>

Age: 26 years (completed December 1998)

General rates: \$2,492 p.a.

Water rates: \$740 p.a.

Land tax (investors only): \$3,846 p.a.

Conservative rental estimate (unfurnished): \$610/per wk

EER (Energy Efficiency Rating): 2.5 stars with potential for 6 stars

### Inside:

Kitchen overlooks living areas and offers new electric oven and 4 burner gas cooktop unit, new recirculating rangehood, under bench dishwasher, 1.5 bowl stainless steel sink and ample storage options

Flooring is a mix of new carpets in bedrooms, laminated timber-look boards in living and kitchen and tiling in the wet areas

Open plan family and dining areas with full length North aspect windows to allow in the sunshine

Main bedroom has a 2-door, sliding, mirrored built in robe and sliding door to deck overlooking rear yard

Ensuite has shower, toilet, new vanity, external ventilation and heat lamps

2 door swinging built in robes in bedrooms 2 and 3 with shelving and hanging space

Main bathroom with bath, shower, new vanity, heat lamps, external ventilation, and separate toilet room

Separate laundry room with corner tub, linen storage and access door to rear yard

NBN connected (FTTP)

Brand new paint and LED downlighting throughout

New roller blinds throughout

Ducted reverse cycle heating and cooling plus gas wall furnace heater

Outside:

Garage has internal access and remote-controlled roller door and rear access door to yard

Uncovered timber deck off the living area which steps down to another pergola covered timber deck with privacy screen

Timber gate to left side of home so guests can access rear of home without going through the house

Open timber deck off the main bedroom

Easy care front and rear gardens with patch of grass in rear yard

Timber fencing on all 3 sides and fully enclosed rear yard

Gas hot water system

Hillshoist clothesline

Room in driveway for 2 vehicles plus room on crushed granite verge for additional vehicle

Construction info:

Concrete slab

Brick veneer external walls

Timber truss roof framing

Concrete roof tiles

Aluminium window frames with single glazed windows

To help buyers, we offer the following:

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 waiver your cooling off if you want to submit an unconditional offer

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

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