

# 85 Kavangal Circuit, Ngunnawal, ACT 2913



## House For Sale

Saturday, 29 June 2024

85 Kavangal Circuit, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Auction

Nestled in a quiet locale, this modern single-level property offers both comfort and convenience. Step inside to discover an open-plan layout where the living room seamlessly connects with the dining area through a modern kitchen, creating the perfect space for entertaining guests or enjoying quality time with family. Flowing off the dining area via glass sliding doors is the alfresco dining area, it's ideal for year-round enjoyment. Retreat to the well-sized master suite, complete with an ensuite bathroom and walk-in robe, offering a tranquil escape for relaxation at day's end. The additional two bedrooms are conveniently serviced by the main bathroom, featuring a separate bathtub and shower for added comfort and functionality, not to mention the separate powder room to add to the convenience. Don't miss the opportunity to make this charming abode your own. Embrace the warmth of community living, the convenience of modern amenities, and the tranquility of a place you'll be proud to call home. Schedule your viewing today and embark on a journey to a life filled with comfort, convenience, and cherished moments.

Key stats:

- Living area: 114.70m<sup>2</sup>
- Garage: 22.50m<sup>2</sup>
- Total build: 137.20m<sup>2</sup>
- Block size: 290m<sup>2</sup>
- EER: 5.5
- Year built - 2016
- Rates - \$572 p/q
- Land tax - \$837.75 p/q (only applicable if the property is rented out)

Additional features:

- Master room with walk in robe and ensuite
- Bedrooms 2 + 3 with BIR
- Open plan kitchen and dining with island bench gas cooktop
- North facing aspect
- Low maintenance yard
- Single garage with electric roller doors
- NBN to premises
- Separate laundry with external access