

9 Len Waters Street, Ngunnawal, ACT, 2913



House For Sale

Tuesday, 13 August 2024

9 Len Waters Street, Ngunnawal, ACT, 2913

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Fully renovated family home in Ngunnawal

Welcome to 9 Len Waters Street, Ngunnawala beautifully refreshed four-bedroom, two-bathroom home designed to meet the needs of your growing family. Boasting two separate living areas, a formal dining room, and a spacious double garage, this property offers both comfort and convenience in a highly sought-after location.

Key Features:

- ☑ Four Spacious Bedrooms: Plenty of room for family members, guests, or a home office.
- ☑ Two Bathrooms: Recently upgraded with new toilets and shower screens for a sleek, contemporary feel.
- ☑ Two Separate Living Areas: Perfect for family gatherings, entertainment, or relaxation.
- ☑ Formal Dining Room: An elegant space to host dinners and special occasions.
- ☑ Brand New Kitchen Appliances: Equipped with the latest appliances, ready to inspire your culinary creativity.
- ☑ New Carpet Throughout: Freshly installed, adding warmth and comfort to every room.
- ☑ Freshly Painted: A bright, clean palette throughout the home, ready for your personal touches.
- ☑ New Landscaping: A beautifully designed garden, ideal for outdoor activities and quiet retreats.
- ☑ Double Garage: Spacious and secure parking with additional storage options.
- ☑ Stunning Views of Gungahlin: Enjoy the best of Gungahlin's natural beauty right from your doorstep.

This home at 9 Len Waters Street offers a perfect blend of modern updates and comfortable living, making it an ideal choice for families looking to settle in the heart of Ngunnawal. Don't miss the opportunity to make this stunning property your own.

Location Location Location:

- 5-minute walk to the local school, playgrounds, and local Ngunnawal and Casey shops (including Takeaway, Bakery, Gym, Hairdresser, GP, Skin Clinic, and Dentist).
- 5-to-10-minute drive into Gungahlin, with the additional shopping options of Casey and Amaroo all within a shorter distance.
- 5-to-10-minute drive to Gold Creek Village Precinct, Gold Creek Country & Golf Club and Club Lime Gymnasium, Aquatots indoor swimming pool and Let's Play Indoor Playground.
- Travel options include bus stops close-by, or quick access by car to Horsepark Drive, Gungahlin Drive, and Barton Highway. Approximately 15-to-30-minute drive to Civic or Belconnen (notwithstanding peak hour traffic).
- The light rail from Gungahlin to the City, with options to 'park and ride' or 'bike and ride' so you can skip the morning traffic.

Property attributes:

Block : 681 sqm

Unimproved Value: \$477,000 (2023)

Year Built 1999

Residence: 139 sqm

Garage: 36 Sqm

Total Area under roofline: 175 sqm

Outgoings: Approx

Rate: \$2,682 pa

Land Tax: \$ \$4,541 pa (Only if rented)

Potential Rent: \$750-\$800 PW

For more information or to learn more about this property please contact Ajay Mehta at 0414 685 011 and Yubi Baral at 0452 646 746

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Disclaimer:

Any interest in this property should be registered with the ONE AGENCY GUNGAHLIN. The contents of the proposal do not form part of the contract. While care has been taken in their preparation, no responsibility is accepted for the accuracy of the whole or any part, and interested persons are urged to seek legal advice, make their own inquiries, and satisfy themselves in all respects.