

# 1/2 Mundawari Circuit, Ngunnawal, ACT 2913

## Townhouse For Sale

Tuesday, 2 July 2024



1/2 Mundawari Circuit, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 116 m2**

**Type: Townhouse**



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**\$759,999+**

Welcome to your dream home! This beautifully maintained 3-bedroom, 2-bathroom property offers the perfect blend of comfort and style. Nestled in a sought-after established neighborhood, this home is ideal for first home owners. Situated within walking distance of local shops, cafes, and restaurants, this property promises convenience at your doorstep. Located in the heart of Ngunnawal, with a bus stop almost at your doorstep, this value-packed home is a must-see!

**Property Features:**

- **Generous Bedrooms:** All three bedrooms come with built-in wardrobes, with a walk-in wardrobe in the master bedroom.
- **Freshly Painted:** Enjoy the fresh new look with new carpets.
- **Outdoor Space:** Timber deck and easy-care gardens perfect for relaxation.
- **Living Areas:** Two separate living areas for added comfort and space.
- **Master Suite:** Includes an ensuite and walk-in robe.
- **Main Bathroom:** Features a shower and ample space.
- **Spacious Kitchen:** Equipped with gas cooking.
- **Separate Laundry:** With access off the kitchen/dining area.
- **Double Garage:** Comes with internal access.
- **Entertaining Areas:** Ideal for outdoor gatherings.
- **Natural Lighting:** Wonderful natural light throughout the day.
- **Climate Control:** Evaporative cooling and gas ducted heating.
- **Convenient Location:** A 5-minute walk to the local school, playgrounds, and Ngunnawal shops, including takeaway, bakery, gym, hairdresser, GP, skin clinic, and dentist.
- **Proximity to Amenities:** A 5-to-10-minute drive to Gungahlin, Casey, and Amaroo shopping options.
- **Nearby Attractions:** Close to Gold Creek Village Precinct, Gold Creek Country & Golf Club, Club Lime Gymnasium, Aquatots indoor swimming pool, and Let's Play Indoor Playground.
- **Travel Options:** Bus stops close by, with quick access to Horsepark Drive, Gungahlin Drive, and Barton Highway. Approximately a 15-to-30-minute drive to Civic or Belconnen, considering peak hour traffic.
- **Light Rail:** Easy access from Gungahlin to the City, with 'park and ride' or 'bike and ride' options.

Don't miss out on this amazing opportunity – book a viewing today and discover why 1/2 Mundawari Circuit should be your next home!

**Property Attributes:**

- **Year Built:** 1999
- **Residence:** 116 sqm
- **Carport:** 37 sqm
- **Land:** 244 sqm

**Outgoings:**

- **Body Corporate:** Approx. \$900 per quarter (which includes homes insurances and water bills, Front yard maintenance)

For more information or to learn more about this property, please get in touch with Ajay Mehta at 0414 685 011. The images shown are for illustration purposes only and may not accurately represent the product.

**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 and to make their own inquiries and satisfy themselves in all respects.