

**3/82 Wanganeen Ave, Ngunnawal, ACT, 2913**

**Townhouse For Sale**

Thursday, 18 July 2024

3/82 Wanganeen Ave, Ngunnawal, ACT, 2913

**Bedrooms: 3**

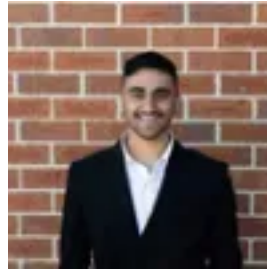
**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Mark Larmer



Jason ElKhoury

## Single-Level home with two private courtyards

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Tuesday 23rd July 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed.

Welcome to your dream home, a serene oasis perfectly designed for modern living. Nestled away from the hustle and bustle, this property promises privacy and comfort. Imagine stepping into an open-plan living area bathed in natural light, courtesy of the large windows and skylights, where sleek LED downlighting and a state-of-the-art reverse cycle air conditioning system create an inviting atmosphere year-round.

The kitchen is practical and modern, featuring a brand-new gas cooktop and updated stainless steel electric oven, ready to inspire your culinary adventures. The living space seamlessly flows to the outdoors both front and rear where you will find beautifully landscaped, low-maintenance grounds with astroturf-no mowing required.

Three generously sized bedrooms offer tranquillity, privacy and comfort. The main bedroom boasts a walk-in robe and picturesque views of the rear yard, while the additional bedrooms are equally impressive with built-in robes and charming outlooks. The modern bathroom comes complete with a corner shower, skylight, and heat lamps to keep you warm in the coldest mornings.

Convenience is key with internal access from the garage which has a brand-new remote controlled door, plus there is additional room for a second vehicle directly in front. Practical features such as ample built in storage a separate laundry with backyard access and fully enclosed yards ensure effortless living.

Best of all, this perfect home is ideally located less than 200m from the Ngunnawal primary school in one direction and the Ngunnawal local shops in the other, making it incredibly convenient for families and ensuring you're always close to your daily necessities.

This property is more than just a house-it's a lifestyle. Ready to make it yours? Schedule a viewing today and step into a world of comfort, style, and convenience.

Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you 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 auction 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:

Single level floorplan

Boutique development of just 5 townhouses

Quiet location with traffic noise

3 segregated bedrooms with tranquil aspect to the backyard

Light, bright and airy

Large open plan living spaces internally

2 separate outdoor entertaining zones

Owner occupied and vacant possession

Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx.):

Living area: 100m<sup>2</sup>  
Land size: 239m<sup>2</sup>  
Garage: 22m<sup>2</sup>  
Name of development: Garanya Court  
Age: 30 years (development completed 1994)  
General rates: \$2,240 p.a.  
Strata levies: \$2,622 p.a.  
Land tax (investors only): \$2,967 p.a.  
EER: 5 stars (with a potential for 6 stars)  
Conservative rental estimate (unfurnished): \$640/per wk  
Strata manager: Civium phone: 1300724256  
Units plan number: 1109  
Money in admin and sinking fund as of 13/06/2024: \$44,500

#### Inside:

Carpets throughout the living areas and the bedrooms plus tiles in the wet areas  
Open plan living area  
1 year old wall mounted reverse cycle air conditioner unit  
Brand new gas cooktop and updated stainless electric steel oven  
Skylights in the kitchen and bathroom  
Bedrooms segregated from the living areas with a sliding door  
Main bedroom with a walk-in robe, ceiling fan with light, feature wall, full length window with flyscreen, curtains, vertical blinds and a peaceful outlook to the rear yard  
Bedrooms 2 and 3 both have a 2-door swinging door robe, ceiling fan with light, curtains and roller blinds and beautiful outlook to the rear yard  
Two-way, main bathroom with a corner shower, skylight, bath, vanity with storage under, 4 heat lamps  
Toilet is separate in its own room  
Separate laundry with external access door to the backyard of the property  
Single garage with new remote controlled door and internal access to the house  
LED downlighting throughout  
Ceiling fans in living and each bedroom  
NBN available (FTTP)

#### Outside:

Set well back from any roads for privacy and peaceful living  
Crimsafe security screen on front door and sliding door to front courtyard  
Side gate entrance to the front courtyard  
Access door with a security screen into the backyard from the laundry with a dog door as well  
Gas water system  
Astroturf at the front and rear so no grass to mow  
Fully enclosed rear yard includes a clothesline  
Fully enclosed front courtyard with retaining walls and astroturf  
Room for a second vehicle in front of garage

#### Construction info:

Concrete slab on ground  
External walls are brick veneer  
Timber truss roof framing  
Concrete roof tiles  
Single glazed windows  
No unapproved structures

To help buyers, we offer the following as part of our Friendly Auction System:

Written buyer price guide updated as the campaign progresses

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 waive your cooling off if you want to submit a pre-auction offer