

**7/10 Jabanungga Avenue, Ngunnawal, ACT 2913**

LUTON

**Townhouse For Sale**

Sunday, 23 June 2024

7/10 Jabanungga Avenue, Ngunnawal, ACT 2913

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 129 m2**

**Type: Townhouse**



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## By Negotiation

Presenting a delightful three bedrooms, two bathrooms townhouse with a double garage, ideally suited for downsizers, first home buyers, and savvy investors. Step inside to a light-filled interior featuring a spacious living and dining area. The functional kitchen boasts ample bench space, a gas cooktop, an electric oven, tiled splashback and abundant cupboard storage. This home offers three generous bedrooms, with built-in wardrobes in two and a walk-in robe in the master bedroom. All bedrooms provide comfortable, private living. Two bedrooms share access to a practical bathroom equipped with a bath, vanity and shower, along with a separate toilet. The private courtyard invites you to entertain guests or enjoy a peaceful afternoon in the sunshine. This charming property is conveniently located close to various amenities, including local shops, the Edge Early Learning Centre, and just a five minutes drive to the Gungahlin Marketplace. Features:

- 3 spacious bedrooms with built-in wardrobes; master bedroom includes a walk-in wardrobe and ensuite
- Ducted heating and cooling
- Open plan living/dining area
- Family bathroom with vanity, bath, shower, and separate toilet
- Functional kitchen with gas stove and electric oven
- European laundry
- Rear courtyard with garden shed
- Great location, close to amenities, schools, and shops
- Fully fenced
- Tenanted until October 2024

Residence: 107.13m<sup>2</sup> Garage: 21.85m<sup>2</sup> Total: 128.98m<sup>2</sup> UV: \$1,856,000 (2022) Rates: \$1,913 p.a. (approx.) Land tax: \$2,644 p.a. (approx.) BC: \$808 per quarter (approx.)