

**7/40 Newlop Street, Ngunnawal, ACT, 2913**



**Townhouse For Sale**

Friday, 19 July 2024

7/40 Newlop Street, Ngunnawal, ACT, 2913

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Adrian Southern

## **Perfect first home or investment property.**

An exceptional opportunity for easy convenient living lies within this sensational single level townhouse that's set in a boutique complex of just nine townhouses.

Located in a fantastic location within walking distance to Casey Markey town, the local Ngunnawal shops, medical centre, Ngunnawal Primary School, Gold Creek High school and childcare services makes this stunning townhouse a perfect first home or a terrific investment opportunity with solid potential rental returns.

Offering spacious interiors with two separate living areas comprising of lounge room and dining rooms and internal access to the single garage that currently has been partitioned into three separate sections allowing to act as a hobby room, rumpus play room and a handy workshop with bench space.

The kitchen overlooks the living areas and includes ample bench and cupboard space, gas cook top, electric oven and dishwasher. It is certainly the central hub of this charming townhouse.

The segregated main bedroom offers a generous walk-through robe that leads you through to the main bathroom, whilst the remaining bedroom is a good size and offers a built-in robe.

This home offers peace, privacy new paint throughout and just a short walk to two shopping centres, private and public schools and public transport.

Please understand that open times are subject to change, so check the website ([Allhomes.com.au](http://Allhomes.com.au)) on the day of the scheduled open for any changes or cancellations.

### Property features:

Set within a small boutique complex of just nine townhouses Separate living areas comprising of lounge and dining rooms Large kitchen space with gas and electric cooking appliances and dishwasher Two bedrooms Walk-through robe in the main bedroom, built-in robes to the remaining second bedroom Two-way bathroom Gas heating Freshly repainted throughout NBN connected Private front and rear courtyards Single garage with internal access (currently segregated into three sections. Rumpus/hobby room and workshop) Walking distance to Casey Market town, Ngunnawal Shops, Schools and public transport Townhouse size: 77m2 approx. Possible rental return of \$500.00 - \$520.00 pw Body Corporate fee \$627.00 per quarter includes sinking fund Disclaimer: Whilst every effort has been made to ensure the accuracy of the above and attached information, no warranty is given by the agent, agency or vendor as to their accuracy. Interested parties should not rely on this information as representations of fact but must instead satisfy themselves by inspection or otherwise.