

# 8 Marou Pl, Ngunnawal, ACT, 2913



## Townhouse For Sale

Thursday, 18 July 2024

8 Marou Pl, Ngunnawal, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Matthew Sebbens



Naomi Sachs

## Ideal Living Space for Downsizers or Young Families

Are you looking for a modern townhouse, with a private low maintenance yard and only steps away from the Gungahlin Golf Course, this home offers endless possibilities!

Step into the welcoming living space that seamlessly connects the kitchen, dining, and lounge areas. The updated kitchen is equipped with induction stovetop and ample storage, and looking over the sunny open plan living and dining area.

Each of the three bedrooms is generously sized, providing comfortable accommodations for the entire family. The master bedroom features built-in wardrobes and a serene ambiance, while the additional bedrooms are perfect for children, guests, or a home office setup.

The addition of a newly renovated bathroom, with modern neutral tones and two way access to the main bedroom, giving the convenience an ensuite would offer. The toilet is separate and also recently renovated with its own vanity.

Outside, the backyard offers a peaceful escape with a covered patio area ideal for alfresco dining or simply enjoying the fresh air. The fully fenced low-maintenance garden ensures you have more time to relax and unwind.

Located in a friendly community, this home is close to local shops, schools, and parks, making it an ideal choice for those seeking convenience and a relaxed lifestyle. Don't miss the opportunity to make this charming Ngunnawal residence your new home.

- Updated kitchen with induction stovetop
- Sunny open plan living and dining space
- Study nook area, perfect space to work from home
- Newly renovated bathroom and separate toilet
- Outside pergola, perfect for entertaining
- Under floor heating in living room
- Split system in living and main bedroom
- New carpets and curtains in the bedrooms
- Single car garage with internal entry
- Full size laundry
- Fully fenced and private yard
- 450metres walk to Public Transport
- 800metres walk to Gungahlin Lakes Golf Club
- 850metres walk to Platypus Shops
- 2km walk to Gungahlin Town Centre

Living size: 116m<sup>2</sup>  
Garage size: 21.35m<sup>2</sup>  
Land portion: 311m<sup>2</sup>  
Year built: 1997

Body Corp: \$651 per qtr (approx)  
Rates: \$2,348 per annum (approx)  
Land Tax: \$3,136 per annum if tenanted (approx)