



55 Yumba Avenue, Ngunnawal

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Charming Family Home in a Prime Location

This charming single-level family home offers space, comfort, and versatility - perfectly positioned just metres from the local oval and primary school.

The flexible floorplan provides multiple living options, including both formal and informal areas, a fully enclosed sunroom, and a converted garage space that can easily serve as a fourth bedroom, games room, or home office to suit your lifestyle needs.

The main bedroom, complete with an ensuite, is located at the front of the home for added privacy, while the remaining two bedrooms - each with built-in robes - are positioned toward the rear alongside the main bathroom.

Outside, the fully enclosed backyard features a combination of paving, lawn, and raised garden beds, designed to be low maintenance so you can relax and enjoy your time at home rather than tending to it.

Conveniently located just a drive away to Gungahlin Town Centre, you will have easy access to local shops, cafés, restaurants, and the scenic Yerrabi Pond with its surrounding parklands and playgrounds.

FOR RENT

Please Call

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Features include:

- Multiple living areas
- Fully enclosed yard
- Low maintenance gardens
- Built-in wardrobes to all bedrooms
- Enclosed sunroom
- Spacious and light-filled interiors
- Close to schools, parks, and amenities

No current EER

This property complies with the minimum ceiling insulation standard.

Suburb Snapshot:

Ngunnawal is a suburb in the district of Gungahlin in Canberra, Australia. The suburb is named in tribute to the Ngunnawal people, the original inhabitants of the area. The suburb was gazetted on 24 April 1992. Ngunnawal is adjacent to the suburbs of Nicholls, Casey and Amaroo and Taylor. It is bounded by Gungahlin Drive, Horse Park Drive, Gundaroo Drive and Mirrabai Drive. Ginninderra Creek is situated near Ngunnawal's eastern boundary. The suburb is located approximately 4 km from the Gungahlin Town Centre and about 13 km from the centre of Canberra.

Ngunnawal's place names like the name of the suburb itself is a celebration of the national and local Aboriginal heritage. Wanganeen Ave is named after Ken Wanganeen a prominent Aboriginal Affairs activist. Jabanungga Avenue, one of the suburb's connector roads, bears the name of Bobby Jabanungga, a local Aboriginal dancer and musician. The language of the Ngunnawal people is celebrated through the naming of some of Ngunnawal's streets such as Yerra Court (yerra means swim), Bural Court (bural means day), Mundawari Circuit (mundawari means bandicoot) and Bargang Crescent (bargang means yellow box gum).

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this rental advertisement, LJ HOOKER CANBERRA CITY does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. We encourage prospective tenants to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

PETS:

Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises.

RENTING BOOK:

https://www.justice.act.gov.au/data/assets/pdf_file/0008/2443472/Renting-Book-May-2024.pdf

EER ★★★★★

MORE DETAILS

Property ID 2E38FHK
Property Type House
Including Built-in-Robes
Fully Fenced
Remote Garage

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