

## Ngunnawal, 42/46 Paul Coe Crescent

Modern convenient living at its best!

Auction to be held in rooms at 6pm Wednesday 28th August 2024 Ljhooker Canberra city Office.182 City Walk Canberra City

Discover the charm of modern living at 42/46 Paul Coe Crescent, Ngunnawal! This stunning two-bedroom unit located on the top floor is a perfect blend of style and convenience, making it an ideal investment opportunity or fabulous first home. With no one above you, the elevation allows for a great outlook and excellent peaceful living arrangement. Currently occupied by wonderful tenants, it promises a hassle-free transition for any investor.

Step into a world of contemporary elegance with recent renovations that elevate the home's appeal. The beautifully renovated open-plan kitchen is just lovely, boasting sleek countertops and modern appliances that make cooking a delight. The upgraded water-proof and soundproof flooring throughout adds a touch of sophistication and ensures easy



**Disclaimer:** 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.



**For Sale**  
By Negotiation

**View**  
Sat 21st Sep @ 10:45AM - 11:15AM

**Contact**  
**Tim Russell**  
0416 087 834  
tim.russell@ljhooker.com.au  
**Jackson White-Brettell**  
0421 479 376  
Jackson.white-brettell@ljhkaleen.com.au

**EER** ★★★★★

**LJ Hooker Kaleen**  
(02) 6241 1922

maintenance as well.

More than just a place to live it's a lifestyle. Relax at the pool after work, or enjoy BBQ with friends, play tennis, stroll in the park behind the property, or simply enjoy the view sitting on your large balcony with a book and a glass of red. Looking over the 6th tee and grassland of the golf course as your outlook, it really is something!

With spacious interiors and a thoughtful layout, it offers comfort and functionality in every corner. Nestled in the vibrant community of Ngunnawal, you'll have easy access to local amenities, parks, and schools, making it a highly desirable location.

Don't miss out on this fantastic opportunity to invest in a property that's not only updated and stylish but also secure with reliable tenants.

Thinking of moving in down the track? no problem. One of the benefits of buying investments in the ACT is that you can claim your stamp duty back as a tax deduction after 12 months of it being an investment. Now that's a double win! Embrace modern living at its finest with 42/46 Paul Coe Crescent - the perfect addition to your property portfolio!

Please speak with Tim Russell at 0416 087 834 or Jackson White Brettel at 0421 479376 for further information or a private inspection.

Features include:

- 2 Generous bedrooms
- Reverse cycle air conditioning
- Renovated kitchen
- Floating timber floors
- 2 Parking spaces, one with storage
- Upgraded lighting
- Easy access to local shops and only moments to the thriving Gungahlin town centre

Rates: \$2,177.09 pa approx

Land Tax: \$2,809.46 pa approx

Body Corporate: \$2,499.62 pa approx

EER: 4.5

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## More About this Property

<b>Property ID</b>	2GE0F9Q
<b>Property Type</b>	Apartment
<b>House Size</b>	95 m <sup>2</sup>
<b>EER</b>	4.5

### Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |

tim.russell@ljhooker.com.au

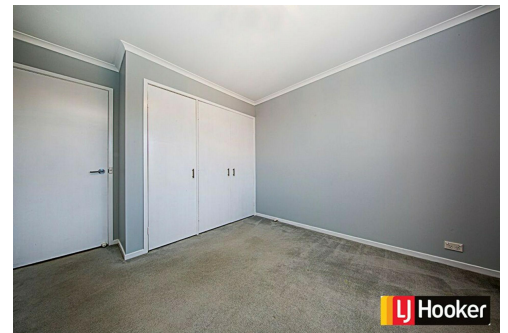
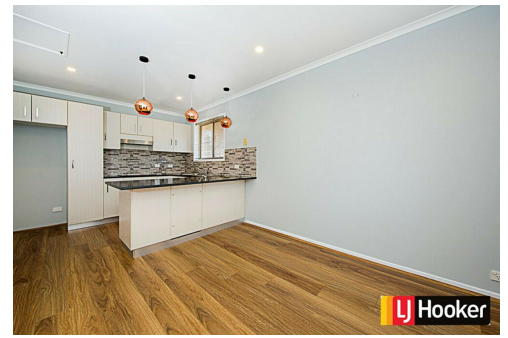
### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.com.au

### LJ Hooker Kaleen (02) 6241 1922

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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

42/46 Paul Coe Crescent, Ngunnawal

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