

## Ngunnawal, 38 Jandamarra Street

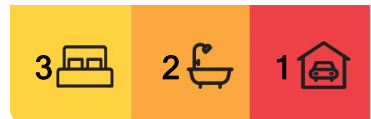
### Separately Titled Terrace!

Welcome to this charming separately titled townhouse that is sure to tick all of your boxes, offering the ideal residence for first home buyers, young families, and investors!

Upon entry, you'll immediately appreciate the property's privacy, with a secluded and secure front courtyard that tucks you away from the street. Inside, the home features two distinct living areas, a spacious kitchen, and a unique split-level design that enhances its charm.

The standout feature is the expansive open-plan, north-facing living and dining area at the rear, providing ample space for relaxation and entertainment. This area seamlessly opens out to a private north-facing courtyard with a timber deck, extending to a grassed area framed by beautiful established trees-creating a perfect setting for outdoor enjoyment.

The kitchen offers plenty of bench space and generous storage and connects to the dining



**For Sale**  
\$630,000+

**View**  
[ljhooker.com.au/1HKM25F92](http://ljhooker.com.au/1HKM25F92)

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**EER** ★★★★★

**LJ Hooker Dickson**  
(02) 6257 2111



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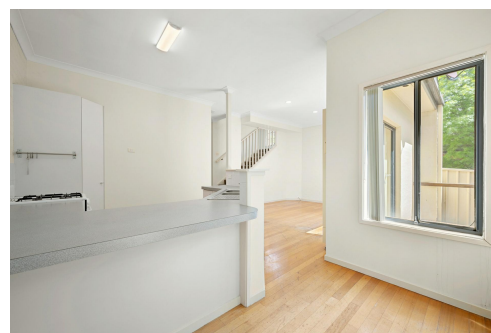
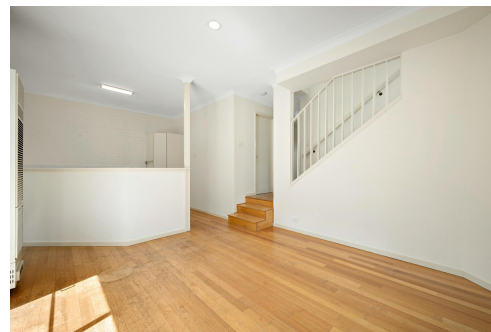
area, ensuring it's perfect for family meals and gatherings. Additionally, there's a separate toilet on this level for the convenience of your guests.

Upstairs, you'll find three generously sized bedrooms. The main suite includes an ensuite and access to a large, private north-facing balcony, ideal for enjoying morning coffee or evening sunsets. Bedrooms 2 and 3 are spacious, equipped with built-in robes, and share access to a second balcony. The main bathroom is roomy and includes a bath for added comfort.

This low-maintenance property combines privacy, space, and convenience with no body corporate fees. Don't miss out on this fantastic opportunity to make this beautiful townhouse your new home.

At a glance:

- Separately titled - No body corporate fees
- Secluded front courtyard with private entry
- Two living areas
- Open-plan North-facing living and dining
- North facing deck and courtyard
- Main suite features ensuite, and private North-facing balcony
- Built-in-robos to all bedrooms
- Separate toilet downstairs
- Low maintenance
- Within a 4-minute walk to Ngunnawal Primary School
- Within a 4-minute drive to the Gungahlin Town Centre



## More About this Property

|                      |   |
|----------------------|---|
| <b>Property ID</b>   | 1HKM25F92   |
| <b>Property Type</b> | DuplexSemi-detached   |
| <b>House Size</b>    | 145 m <sup>2</sup>  |
| <b>Land Area</b>     | 228 m <sup>2</sup>  |
| <b>EER</b>           | 3   |
| <b>Including</b>     | Balcony<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking |

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