



## Ngunnawal, 11 Burrumarra Avenue

Here comes the sun☀️;

High-set three-bedroom home with amazing views to the North and East.

11 Burrumarra Avenue is a spacious three-bedroom family home that offers an open plan living, dining and family room.

Central to the home is the wraparound kitchen that features easy-clean benches, plenty of cupboard space, dishwasher and electric cooktop & oven.

The jewel in the crown for this home is the expansive covered timber deck. An absolute entertainers delight and perfect for outdoor dining.

The main bedroom includes an ensuite and walk-in robe. Bedrooms two and three have built-ins.



**For Sale**  
\$859,000+

**View**  
[ljhooker.com.au/34KCGCY](http://ljhooker.com.au/34KCGCY)

**Contact**  
**Jeff Shortland**  
0417 483 627  
[jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

EER ★★★★★☆



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**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.

There's a double lock-up garage with internal (stair) access.

All this on an awesome 757sq/m.

For more information, please call me:  
Jeff Shortland, 0417 483 627, or email  
Jeff.shortland@ljhooker.com.au

In brief:

- elevated brick veneer home
- three bedrooms
- two bathrooms
- formal living
- separate dining/family room
- large double garage on the lower level (internal access)
- approximately 200sq/m under roof
- 757sq/m corner block
- timber deck with views over Gungahlin
- Gungahlin Market Place 3.3km

General:

- Rates approximately \$3000pa
- Land tax approximately \$4900pa
- UV \$540,000
- EER 5.0

## More About this Property

<b>Property ID</b>	34KCGCY
<b>Property Type</b>	House
<b>House Size</b>	160 m <sup>2</sup>
<b>Land Area</b>	757 m <sup>2</sup>
<b>EER</b>	5

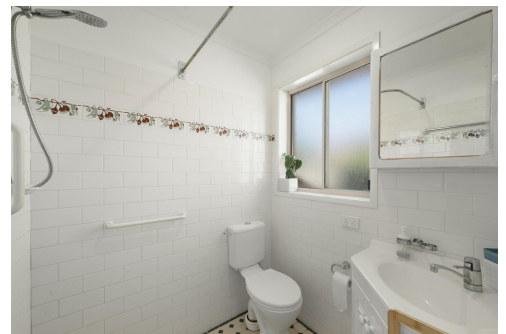
**Jeff Shortland 0417 483 627**

Licensed Agent | jeff.shortland@ljhooker.com.au

**LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**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.



**11 Burrumarra Avenue, Ngunnawal**

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.

Produced by DIAKRIT