



Ngunnawal, 11 Dyindan Street

Sophisticated Style and Exceptional Quality

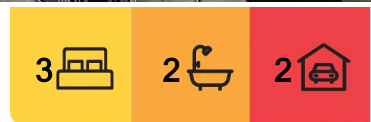
Located in a highly sought after position, 11 Dyindan Street is a home that stands out for all the right reasons. More than just another three bedroom ensuite property, this stylish and beautifully appointed residence delivers a level of quality, space and comfort that is rare to find in this location. From the modern design to the high-end finishes, this home offers effortless contemporary living in a quiet, convenient, and family-friendly neighbourhood.

Open-plan living spaces are generous, light-filled and thoughtfully designed, while the kitchen is a true highlight, featuring stone benchtops, an induction cooktop and quality appliances. Perfect for everyday living and entertaining, the indoor-outdoor flow to the covered alfresco area is ideal for hosting friends and family.

All three bedrooms are well-proportioned, with two offering built-in robes and the main with a walk-in wardrobe and ensuite. Year-round comfort is assured with ducted gas heating



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
\$859,000

View
By Appointment

Contact
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EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

and evaporative cooling throughout, while the double garage with internal access adds extra convenience.

Outside, the neatly landscaped gardens frame the home beautifully, and there is plenty of space for children and pets to safely play in the secure backyard. Additionally the location is great, surrounded by other quality homes, and just a short distance to Casey Market Town and the Gungahlin Town Centre, with leafy parkland and a playground just minutes' walk away.

Don't miss this opportunity to secure a standout home in one of Ngunnawal's most desirable pockets. Be quick to inspect!

Features:

Three generous bedrooms

- Main bedroom with walk-in robe and ensuite
- Spacious open-plan living and dining
- Stylish kitchen with stone benchtops and an induction cooktop
- Quality carpets and floating timber floors
- Ducted gas heating
- Evaporative cooling
- Covered alfresco entertaining area
- Landscaped gardens and secure safe backyard
- Double garage with internal access
- Great position near Casey Market Town, parkland and playground

Quick Stats:

Internal living size: 140sqm approx.

Land size: 420sqm approx.

Rates: \$2,355pa approx.

Land tax (only if rented): \$3,521pa approx.

Year built: 2014

EER: 5.5 stars



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More About this Property

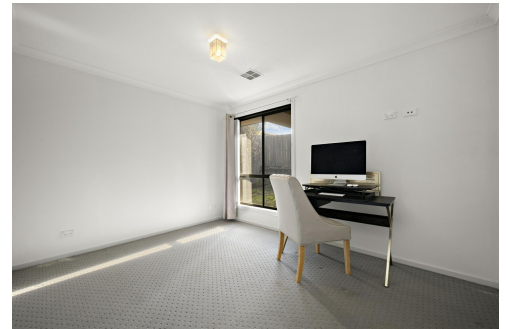
Property ID	35MAGCY
Property Type	House
House Size	140 m2
Land Area	420 m2
EER	5.5
Including	Ducted Heating Evaporative Cooling Continuous Gas Hot Water Flooring - Carpets; Hybrid Flooring

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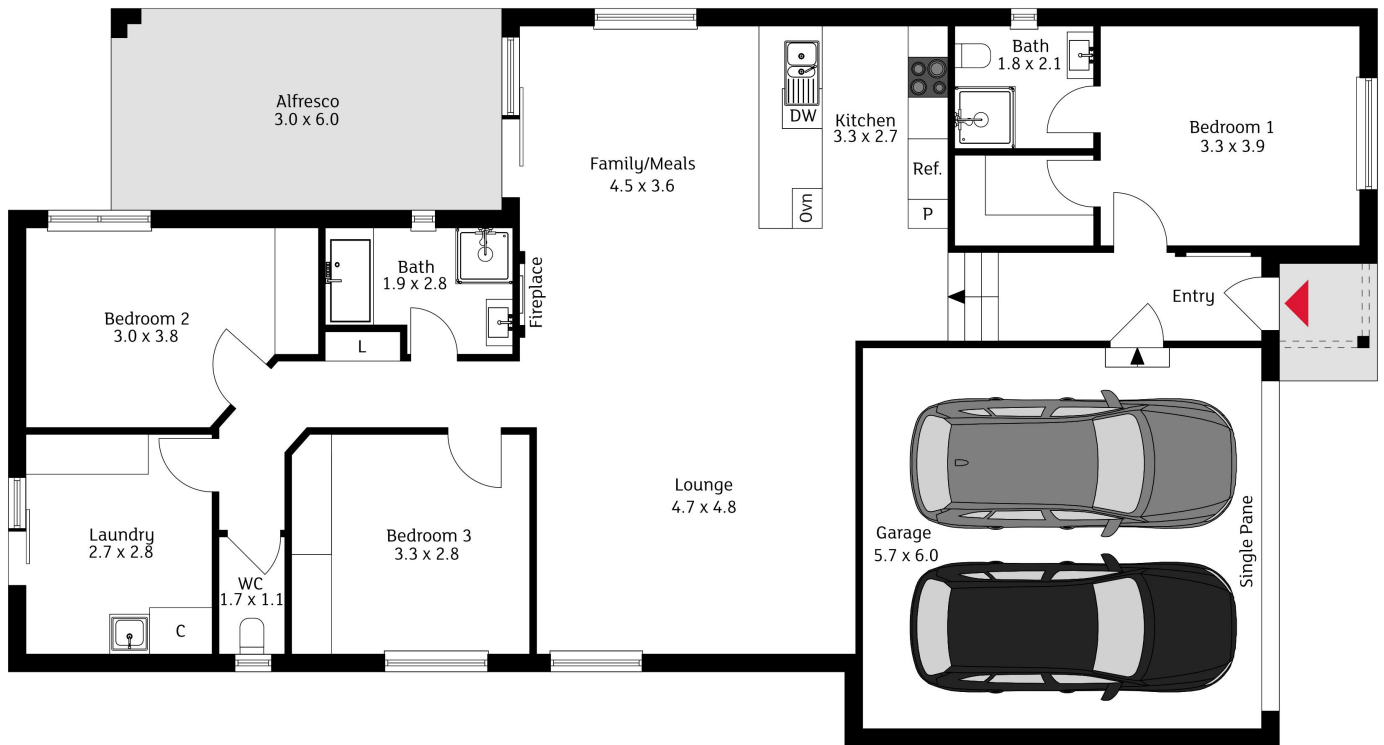
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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