






11 Gubbity Street, Ngunnawal

## Practical Living, Modern Comfort, Conveniently Positioned

Set within a quiet, well-connected pocket of Canberra, this residence sits in a neighbourhood shaped by everyday convenience and easy access to local parks, schools, and transport links. It offers a practical suburban setting where established streetscapes meet modern residential living, making it well suited to first-home buyers, downsizers, or investors seeking a low-maintenance asset in a consistently in-demand area.

The home presents a single-level layout that prioritises functionality and ease of movement. Internal zones are arranged to support both privacy and shared living, with a natural flow between bedrooms and common areas.

At the centre of the home is a kitchen and living domain designed for everyday use. The space supports open-plan interaction between cooking, dining, and relaxation zones, creating a central hub for family life or entertaining. Natural light and direct outlooks to the outdoors help maintain a sense of openness, while the layout keeps everything within easy reach for practical living.

3  2  1 

**FOR SALE**  
\$785,000+

**VIEW**  
Sat 4th Jul @ 9:45AM - 10:15AM

**AGENTS**  
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Carly Clough  
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**AGENCY**  
LJ Hooker Gungahlin  
(02) 6213 3999

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 **LJ Hooker**

Outdoors, the property continues its focus on low-maintenance living. A neatly presented lawn area is framed by secure fencing, offering a usable space for children, pets, or relaxed outdoor seating. Side access runs alongside the home, complemented by gravel and paved walkways that support easy upkeep. Additional external features, including utility connections and a water storage tank, further enhance the home's practicality and efficiency.

#### AT A GLANCE

Single-level home in a well-connected Canberra suburb  
Practical, low-maintenance design suited to a range of buyers  
Open-plan kitchen, dining, and living zone  
Easy-care backyard with lawn and secure fencing  
Side access with utility and storage features  
Ideal for first-home buyers, downsizers, or investors seeking strong rental appeal  
EER 5.5  
Block Size 292 m2  
UV \$367,000 (2025)  
Rates Rates (Residential): \$2,649\*  
Land tax Land Tax (Residential): \$4,203\* (if rented out)  
Year built 2014

#### MORE DETAILS

Property ID	36ZBGCY
Property Type	House
House Size	109 m2
Land Area	292 m2
EER	5.5
Including	Air Conditioning

#### Virginia Stoker 0434 610 698

Licensed Agent ACT/NSW | [virginia.stoker@ljhooker.com.au](mailto:virginia.stoker@ljhooker.com.au)

#### Carly Clough 0419 296 458

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