



11 Lingiari Court, Ngunnawal

A Small Home That Does More Than You Expect




11 Lingiari Court sits quietly in a low-traffic pocket of Ngunnawal, with a walkway just outside that connects you through to the local school, open ovals, and shops. It's one of those positions that feels tucked away, but is still close to everything you need.

Inside, the home has a bit of personality. The kind that doesn't feel forced.

The two bedrooms sit at opposite ends of the house, giving a level of separation you don't always get in homes of this size. In between, the kitchen and dining space opens with a wall of distinctive nook-style windows that bring in natural light throughout the day. It's a small detail, but it changes how the space feels.

The kitchen itself is original, practical, and easy to use. Move-in ready as it stands, with the option to update over time if you ever feel like making it your own.

The living areas are simple and comfortable, supported by reverse-cycle heating and cooling to handle Canberra's seasons with minimal thought.

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FOR SALE
\$619,000+

VIEW
Sat 9th May @ 9:45AM - 10:15AM

AGENTS
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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.

 **LJ Hooker**

Step outside and the covered deck becomes a natural extension of the home. It's set up for everyday use rather than just occasional entertaining, with garden beds, a fully enclosed yard, and side access that makes it easy to move around the block.

For pet owners, it works.

For anyone who likes a bit of outdoor space without the maintenance, it works too.

And then there's the part that tends to matter more the longer you think about it.

This is a single-title home. No strata, no shared decisions, no ongoing involvement in body corporate. Just your own place, on your own block, doing what you want with it.

For first home buyers, it's a strong entry into the market without stepping into apartment living.

For downsizers, it's manageable without feeling compromised.

And for investors, it's simple, rentable, and well-positioned.

It's not trying to be something it isn't.

It's just a well-located home with a bit of character, good light, and a layout that works

Quick Summary

- Single title home (no strata)
- bedroom layout with separation between rooms
- Original, functional kitchen with scope to update.
- Light-filled dining with feature nook style windows
- Reverse cycle split system heating and cooling
- Covered outdoor entertaining deck
- Fully enclosed yard with garden beds
- Side gate access
- Vinyl flooring throughout
- New Colourbond fencing
- Quiet, low-traffic cul-de-sac position

Location

- Walkway access to local school and open ovals (approx. 200m)
- Easy walk through to nearby shops
- Quiet Ngunnawal Street, away from main roads
- Short drive to Gungahlin Town Centre or Casey Shops
- Close to parks and green spaces

The Numbers

- Living: 96 sqm
- Block: 284 sqm
- Rates: \$672.00 per quarter approx.
- Land Tax (only if rented out): \$1,074.52 per quarter approx.
- Water: \$215.18 per quarter, approx.



MORE DETAILS

Property ID 36UGGCY
Property Type House
House Size 89 m2
EER 4.5

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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.

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