



11 Mawalan Street, Ngunnawal

## Comfort & Versatility in a Peaceful Setting

Set in a quiet, peaceful street, this charming three-bedroom home offers a welcoming retreat with flexible living spaces and low-maintenance outdoor areas, ideal for first-home buyers, downsizers, or investors alike.

At the front of the home, a formal lounge creates a cosy atmosphere, enhanced by a gas fireplace that's perfect for relaxing evenings. Flowing through the home, the open-plan kitchen and family room are filled with natural light thanks to the bay windows. The kitchen offers ample storage and an electric cooktop, making it both practical and functional for everyday living.

The light-filled main bedroom enjoys direct access to a two-way bathroom, delivering the convenience and privacy of an ensuite-style layout. Two additional well-sized bedrooms provide comfortable accommodation, with built-in robes featured in the main and second bedrooms.

Adding to the home's versatility, the original garage has been converted into a third living space complete with a split-system air-conditioning unit, ideal as a rumpus room, home office, or additional

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### FOR SALE

Please Call

### AGENTS

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lounge, with the option to easily convert it back to a garage if desired. This space also features a storage room approx. 2x2.5m.

Year-round comfort is assured with three split-system air conditioning units, as well as ceiling fans throughout, complemented by the warmth of the gas fireplace during cooler months.

Accessed by either the loungeroom, laundry or side gate, the level backyard features a generous paved yard with a gazebo - perfect for outdoor entertaining or quiet relaxation- along with easy-care gardens. A carport at the front of the property provides sheltered off-street parking.

This delightful home combines comfort, flexibility, and convenience in a sought-after, tranquil setting.

Features include:

- Quiet street location
- Formal lounge with gas fireplace
- Open-plan kitchen and family room with bay windows
- Main bedroom with two-way bathroom access
- Two additional well-proportioned bedrooms
- Built-in robes to main and second bedrooms
- Converted garage providing a third living space (option to revert)
- Three split-system air conditioning units
- Newly installed electric heat pump hot water system
- Level block with large paved yard, gazebo, and low-maintenance gardens, side gate access
- Carport for off-street parking

Property details:

- House size: 93.43m<sup>2</sup>;
- Garage: 19.38m<sup>2</sup>;
- Block size: 288m<sup>2</sup>;
- Built: 1997
- Rates: \$2,444 p.a.
- EER: 5.5

## MORE DETAILS

Property ID	369GGCY
Property Type	House
House Size	94 m <sup>2</sup>
Land Area	288 m <sup>2</sup>
EER	5.5



**Troy Thompson 0408 694 917**

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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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