



## Ngunnawal, 12 Gudamang Street

Move-In Ready with Nothing to Do, But Enjoy

### FIND.

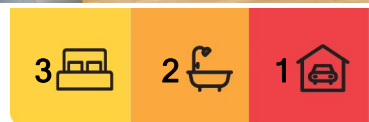
Quietly positioned in a peaceful, family-friendly street just moments from scenic walking trails and local parks, this beautifully maintained single-level home offers a smart, low-maintenance lifestyle perfect for downsizers, first-home buyers, or families. Located in the heart of Ngunnawal, 12 Gudamang Street combines comfort, functionality, and convenience in a highly sought-after setting.

### LOVE.

Built just 10 years ago and kept in immaculate condition, this home boasts a practical, flowing floorplan with open plan kitchen, dining, and living spaces at its heart. The light-filled interiors spill out to a paved courtyard with a small grass area, offering easy-care outdoor living with just the right amount of space to relax or entertain. Each of the bedrooms includes built-in wardrobes, with the main bedroom featuring a walk-in robe and private ensuite. Thoughtful touches like reverse cycle split system heating and cooling,



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**Eoin Ryan-Hicks**  
0424 042 419  
[Eoin.ryan-hicks@ljhooker.com.au](mailto:Eoin.ryan-hicks@ljhooker.com.au)  
**Olivia Schultz**  
0415 366 287  
[olivia.schultz@ljhkipax.com.au](mailto:olivia.schultz@ljhkipax.com.au)

**EER** ★★★★★★

**LJ Hooker Kippax**  
**(02) 6255 3888**

tiled and carpeted throughout, and a neutral palette create a warm and inviting atmosphere throughout.

## LIVE.

This home is ideal for those who value an active yet peaceful lifestyle. You're just moments from Ngunnawal shops, Casey Market Town, local schools, and public transport links.

Whether you're seeking your first home, downsizing, or adding to your investment portfolio, this home delivers comfort, convenience, and excellent value.

## ABOUT THE AREA

### Local Transport:

- Bus stops connecting to Gungahlin Town Centre and Civic
- Close to major arterial roads for easy commuting

### Shopping & Dining:

- Ngunnawal Shops
- Casey Market Town
- Gungahlin Marketplace

### Schools:

- Ngunnawal Primary School
- Gold Creek School
- Burgmann Anglican School

## WHAT THE OWNER LOVES:

- Proximity to many good cafes and restaurants
- Very pet friendly area, within short walk of a large dog park and lots of walking trails.
- Energy efficient low utility bills
- Low Maintenance
- Lots of natural light (lots of windows and skylights)
- Plenty of storage
- High internet speeds

## OVERVIEW:

- 3 bedrooms with built-in robes, main with walk-in robe and ensuite
- 1 bathroom + ensuite
- Open plan kitchen, living & dining
- Reverse cycle split system heating & cooling
- Low-maintenance paved courtyard + small grass area
- Single car garage with internal access
- Quiet, well-connected street close to parklands and walking trails
- Tiled living areas and carpeted bedrooms

Rates: \$2,234 p.a. approx.

Land tax: \$3,194 p.a. approx.

EER: 6.0

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## More About this Property

<b>Property ID</b>	1HP8F9U
<b>Property Type</b>	House
<b>Land Area</b>	238 m2
<b>EER</b>	6

### Eoin Ryan-Hicks 0424 042 419

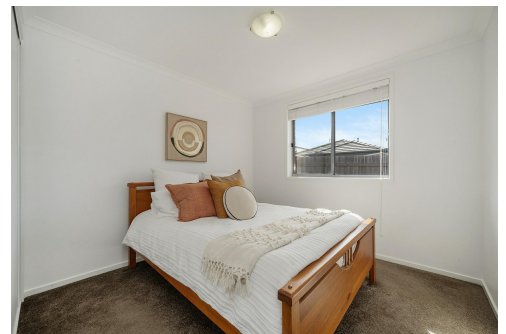
Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

### Olivia Schultz 0415 366 287

Licensed Agent | Operations Manager for Team Eoin Ryan-Hicks | olivia.schultz@ljhkippax.com.au

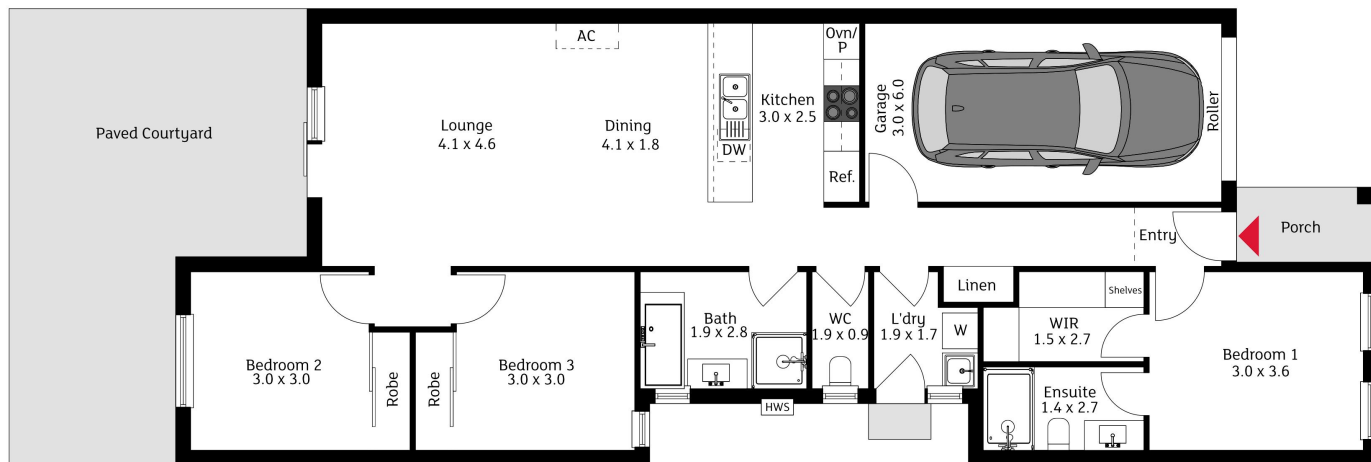
### LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615  
kippax.ljhooker.com.au | kippax@ljhooker.com.au



**LJ Hooker Kippax**  
**(02) 6255 3888**

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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.

12 Gudamang Crescent, Ngunawal

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