



## Ngunnawal, 12 Marika Street

Charming home in the heart of Ngunnawal

Welcome to your new home in the sought-after suburb of Ngunnawal! Lovingly maintained and beautifully presented, this charming three-bedroom property is perfect for families, downsizers, first-home buyers, and investors alike.

From the moment you step inside, you'll feel the warmth and comfort that make this more than just a house—it's a place to call home. The thoughtfully designed floorplan includes a segregated master suite for added privacy, spacious dining and living areas ideal for family life, and a well-appointed main bathroom featuring a bathtub and separate toilet. Filled with natural light, the home exudes a welcoming and airy atmosphere.

Outside, the low-maintenance backyard offers the perfect setting for relaxation or entertaining, while the secure garage adds convenience and peace of mind. Nestled in a quiet, family-friendly street, this home is just moments from local schools, parks, shops, and public transport—ensuring both lifestyle and accessibility.



**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.

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**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/3551GCV](http://ljhooker.com.au/3551GCV)

**Contact**  
**Carly Clough**  
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**Steph Hunt**  
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[shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

A short drive takes you to Casey Marketplace, where you'll find Aldi, Supabarn, multiple cafés, Anytime Fitness, and the popular Casey Jones Pub. Ngunnawal Shops and Gungahlin Marketplace are also within easy reach, along with quality schools and recreational facilities.

The features:

- 3 bedrooms, 2 bathrooms, 2 car garage
- Master bedroom with ensuite and built in wardrobe
- Fantastic kitchen with modern updates
- Light filled living and dining spaces
- New carpet and paint throughout
- Contemporary kitchen
- Gas cooktop and electric oven
- Double roller blinds throughout and all windows with awnings
- Ducted vacuum
- Ducted gas heating and evaporative cooling
- Great amount of storage with a coat and linen cupboard
- Secure double garage with internal and external access
- Family friendly location, close to all of Ngunnawal's amenities, local shops, bus stop, parks and schools
- NBN fibre to the premises

The numbers:

- Block size: 380m<sup>2</sup>
- House size: 140m<sup>2</sup> (102m<sup>2</sup> of living + 38m<sup>2</sup> garage)
- EER: 4
- Built: 1996
- Rates: \$2540 per annum
- Land tax (if rented): \$3646 per annum
- Estimated rental return: \$600 - \$650 per week



## More About this Property

<b>Property ID</b>	3551GCY
<b>Property Type</b>	House
<b>House Size</b>	140 m2
<b>Land Area</b>	380 m2
<b>EER</b>	4
<b>Including</b>	Ducted Cooling Ducted Heating Evaporative Cooling Carpet Floating Timber Tile Roller Blinds Instant Hotwater Ducted Vacuum

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

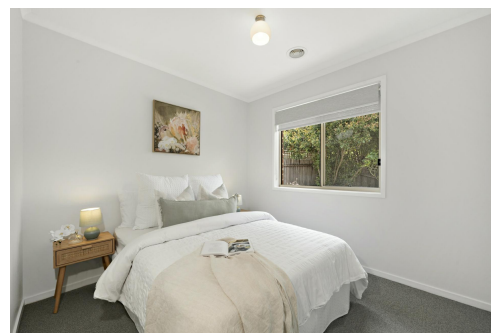
### Steph Hunt 0403 524 615

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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.

12 Marika Street, Ngunnawal

Produced by DIAKRIT