



Ngunnawal, 126 Jabanungga Avenue

Your New Family Home Awaits!

Lovingly upgraded and meticulously cared for, this single-level property radiates comfort, warmth, and thoughtful design. From the moment you step inside, you'll feel the difference - this is more than just a house; it's a place to call home.

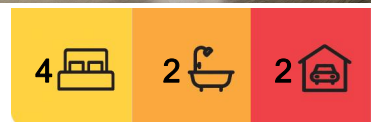
Expansive, light-filled living and dining areas are enhanced by a pitched ceiling, creating a spacious and inviting atmosphere. Low-maintenance gardens include thriving passionfruit vines, veggie patches, a lemon tree, and a decked outdoor area flowing seamlessly from the kitchen - perfect for entertaining or enjoying quiet moments.

The master bedroom is a private retreat, positioned at the front of the home and featuring a walk-in robe, a beautifully renovated ensuite, and a separate split system for ultimate comfort.

Conveniently positioned in the ever-popular suburb of Ngunnawal, public transport is on



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.



For Sale
\$899,000+

View
By Appointment

Contact
Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au
Steph Hunt
0403 524 615
shunt@ljhgungahlin.com.au

EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

your doorstep and in minutes you'll be at Casey Marketplace where you'll find an Aldi, Supabarn, multiple coffee shops, Anytime Fitness and Casey Jones Pub. Ngunnawal Shops and Gungahlin Marketplace are not far away, as well as local schools and recreational facilities.

The features:

- 4 spacious bedrooms
- Master bedroom with ensuite
- Renovated ensuite, bathroom and laundry
- Main bathroom with separate bath and toilet
- Light filled living and dining spaces
- A combination of tiles, carpet and floating floors
- Heated towel rails in ensuite and bathroom
- Contemporary kitchen with breakfast bar
- Gas cooktop and electric oven
- Beautiful plantation shutters and blinds throughout
- Ducted reverse cycle air conditioning
- Additional split system in the master room
- Secure double garage with internal access
- 21 solar panels, 8kw system
- NBN fibre to the premises

The numbers:

Block size: 457m²

House size: 183m² (147m² of living + 36m² garage)

EER: 5

Built: 1997

Rates: \$2355 per annum

Land tax (if rented): \$3521 per annum

Rental estimate: \$730-780 per week



LJ Hooker Gungahlin
(02) 6213 3999

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.

More About this Property

Property ID	353KGCY
Property Type	House
House Size	184 m ²
Land Area	457 m ²
EER	5
Including	Air Conditioning Floorboards Gas Cooking

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au

Steph Hunt 0403 524 615

Sales Associate to Carly Clough | shunt@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

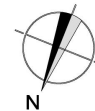
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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.

LJ Hooker Gungahlin
(02) 6213 3999



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.

126 Jabanungga Avenue, Ngunnawal

Produced by **DIKRIT**