



14 Attunga Street, Ngunnawal




## Prime Location & Everyday Convenience

Tucked into a quiet streetscape in Ngunnawal, this well-designed residence delivers the kind of practicality, space and comfort that suits modern family living without compromise. Thoughtfully laid out and filled with natural light, the home offers multiple living zones that create flexibility for growing families, entertaining guests or simply enjoying day-to-day life with ease.

The kitchen sits at the centre of the home with ample bench space, quality appliances and seamless connection to the dining and outdoor areas, creating a functional hub for everyday living. Accommodation is well balanced, with generously sized bedrooms, a private master retreat and a layout designed to provide both comfort and separation.

Outside, the low-maintenance backyard offers the ideal balance of space and simplicity, with room to entertain, unwind or enjoy time with family and friends year-round.

Positioned moments from local schools, parks, walking trails and the Gungahlin Town Centre, this is an opportunity to secure a quality home in a location that continues to see strong demand from families and owner-occupiers alike.

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**FOR SALE**  
\$759,000+

### AGENTS

Troy Thompson  
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Virginia Stoker  
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### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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**

### Why this property captivates:

- Positioned within a quiet, family-friendly pocket of Ngunnawal
- Functional floorplan designed for comfortable day-to-day living
- Light-filled interiors with a warm and inviting atmosphere
- Central kitchen with ample bench space, practical storage and gas cooktop
- Generously sized bedrooms with built-in robes
- Master bedroom positioned for separation and comfort
- Two-way bathroom
- Low-maintenance backyard ideal for families, pets, or relaxed entertaining
- Reverse cycle heating and cooling for year-round comfort
- Close proximity to schools, parks, local shops and walking trails
- Ideal for professionals, first home buyers, and downsizers

### Proximity to Amenities:

- Within 2 minutes' drive to local parks, playgrounds, and walking trails throughout Ngunnawal

Ngunnawal

- " Within 4 minutes' drive to Casey Market Town offering supermarkets, cafés, restaurants, and everyday essentials

- Within 5 minutes' drive to Gungahlin Town Centre and light rail connectivity to the Canberra CBD

- Within 5 minutes' drive to local schools, childcare centres, and sporting facilities

- Within 7 minutes' drive to Yerrabi Pond District Park with recreational spaces and scenic walking paths

- Within 12 minutes' drive to the Australian National University
- Within 20 minutes' drive to Canberra CBD for employment, dining, and entertainment
- Within 25 minutes' drive to Canberra Airport for domestic and international travel

### MORE DETAILS

Property ID	36V5GCY
Property Type	House
Land Area	466 m2
EER	4

### Troy Thompson 0408 694 917

Director / Licensed Agent ACT/NSW |  
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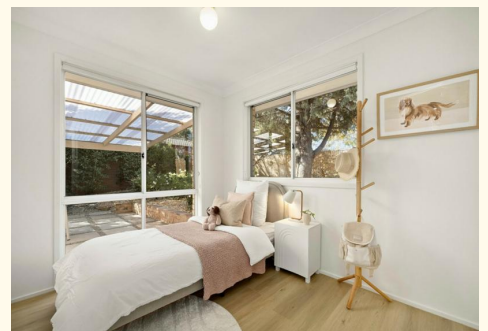
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### LJ Hooker Gungahlin (02) 6213 3999

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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.

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