



15 Ferguson Circuit, Ngunnawal

Stop looking, you've found me!

If you're in need of the perfect first home, then look no further!

Situated in an established leafy street, 15 Ferguson Cct, Ngunnawal offers a quiet location that's within 700m of local shops, school and public transport.

This superb home offers three bedrooms, two bathrooms, formal living/dining, separate family room and a covered outdoor entertaining area. There also a large double lock-up garage with drive thru access.




The kitchen includes easy clean bench tops, dish washer, induction cook top and electric fan forced oven.

All the bedrooms have built-in cupboards and there is an ensuite to the main bedroom.

The block is a comfortable 469sq/m with established gardens.

The home is currently on a month-to-month lease.

For more information, please call:
Jeff Shortland,
0417 483 627, or email Jeff.shortland@ljhooker.com.au

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FOR SALE
\$825,000+

AGENTS

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AGENCY

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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**

Or Julian Parmeter
0415 377 225

In brief:

- Free standing family home
- Brick veneer on concrete slab
- Quiet street
- Three bedrooms (all with built-in cupboards)
- Ensuite
- Formal living and dining
- Separate family room
- Gas hot water
- RCAC
- Easy clean bench tops
- Electric induction cook top
- Electric fan forced oven
- 122sq/m of living
- Covered pergola 15sq/m
- DLUG 40.96sq/m
- Block 469sq/m
- Within 700m of local school, shops and bus stops
- Rental assessment: \$620.00 per week (to Aug 2025)

General:

- Rates approx: \$2500 pa
- Land tax: (investors only) \$3850
- Strata: n/a
- EER 4.0

MORE DETAILS

Property ID	35Q5GCV
Property Type	House
House Size	122 m2
Land Area	469 m2
EER	4
Including	Dishwasher Ensuite Timber Carpet Gas Cooking

Jeff Shortland 0417 483 627

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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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