



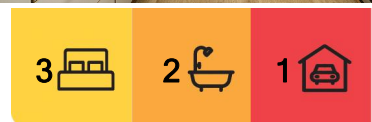
## Ngunnawal, 15 Guginya Crescent

### The Perfect Start

Low maintenance, separate title and move in ready, this property has a natural warmth that you'll easily call home.

The north facing aspect lights up the kitchen and living area. Featuring stainless steel appliances and dishwasher, the kitchen distinguishes the meals and sitting area. The rear courtyard features a covered pergola, and low maintenance back yard.

All bedrooms are generously sized and feature built in robes and ceiling fans. The master bedroom is segregated from the other bedrooms, featuring a stylish bay window it is serviced with by ensuite. Along with the main bathroom, the property also has the added convenience of a separate toilet.



**For Sale**

Auction

**View**

[ljhooker.com.au/HNYNTF8H](http://ljhooker.com.au/HNYNTF8H)

**Contact**

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**EER** ★★★★★

**LJ Hooker Belconnen**

**(02) 6251 1477**



**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.



Conveniently located only moments to Ngunnawal Primary School and Daycare centre and a short walk to many local parks.

- \* Separate title dwelling
- \* Renovated bathroom and ensuite
- \* Master bedroom with ensuite
- \* All bedrooms with built in robes
- \* Open living and kitchen
- \* Reverse cycle air conditioning
- \* Garage with internal access
- \* Private backyard with pergola
- \* Solar panels
- \* Eco hot water system

Build: 1995

Block: 290 sqm

Living: 99 sqm

Garage: 20 sqm

EER: 4.0

Rates: \$2,023 p.a.

Land Tax (investor): \$2,825 p.a.

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

More About this Property

Property ID	HNYNTF8H
Property Type	House
House Size	99 m²
Land Area	289 m²
EER	4

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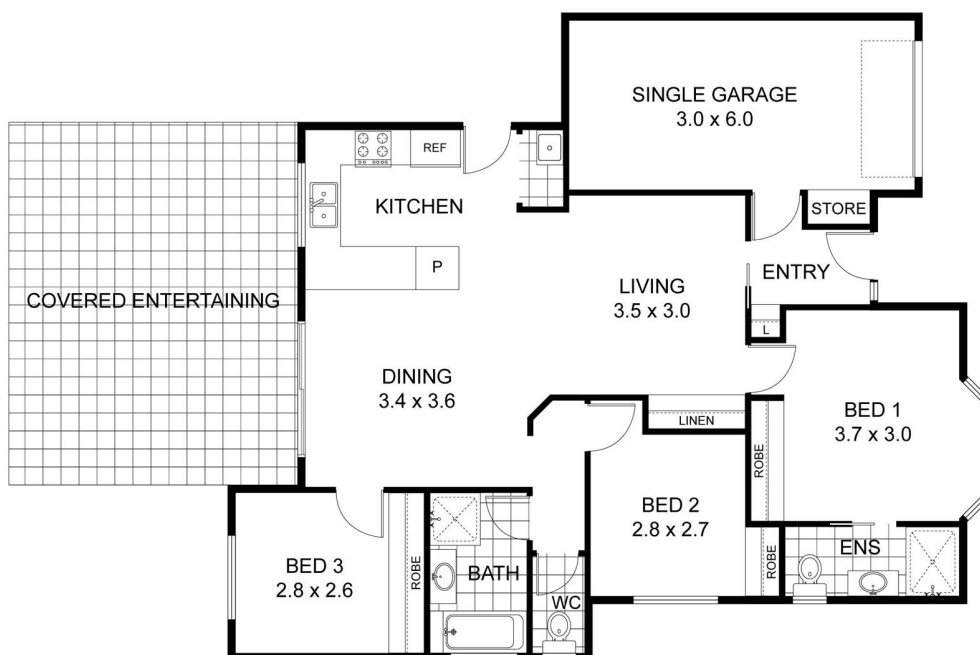
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## 15 Guginya Crescent, Ngunnawal

Approx. total area: 141m<sup>2</sup>



**Disclaimer:** Plans are indicative only and should be checked by the prospective purchaser.  
Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate.  
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