



## Ngunnawal, 15 Yirawala Street

OPEN HOUSE CANCELLED - PLEASE CALL FOR DETAILS.

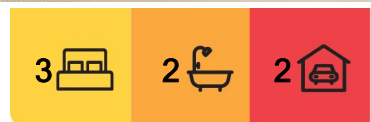
Step into a world of warmth and comfort with this impeccable residence—truly a first-time homebuyer's dream. Nestled in the serene and sought-after neighborhood of Ngunnawal, this charming abode offers a blend of practicality and comfort that will make you fall in love at first sight.

From the moment you arrive, you'll be captivated by the home's neat-as-a-pin presentation, promising a move-in-ready experience where every detail has been thoughtfully considered. The open-plan living areas are bathed in natural light, creating a welcoming atmosphere that's perfect for both quiet evenings and lively gatherings.

The heart of the home is the spacious kitchen, featuring a gas cooktop that will inspire your culinary creativity. As you entertain, enjoy the seamless flow from the indoor living spaces to the outdoor paved entertaining area—a private retreat for alfresco dining or simply



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**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/34KXGCV](http://ljhooker.com.au/34KXGCV)

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EER ★★★★★

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

unwinding with loved ones.

The main bedroom is a sanctuary of its own, complete with a luxurious ensuite and a generous walk-in robe. Two additional bedrooms, each with built-in robes, provide ample space for family or guests. The home's split system air conditioning and heating ensure year-round comfort, adapting to every season.

Outside, the low-maintenance yard is both secure and beautifully landscaped, offering a safe play area for children or peaceful spot to relax. The established gardens add a touch of natural beauty, making this backyard a perfect extension of your living space.

Convenience is at your doorstep, with local schools and shops just a stone's throw away. The Gungahlin Town Centre is a short drive, and Canberra City is easily accessible within 25 minutes, placing you perfectly for both everyday needs.

With a double garage providing ample storage and security, and NBN connectivity ensuring you stay connected, this home is not just a place to live but maybe the perfect investment for your future.

Discover the perfect balance of comfort, style, and convenience at 15 Yirawala Street, Ngunnawal. This is more than just a house; it's the start of a new chapter in a place you'll be proud to call home. Call to arrange your appointment.

#### Features

- Split system for heating a cooling
- Neat as a pin presentation
- Great investment and also First home
- Single level
- Double garage with segregation between that you can maybe use for storage if needed
- Carpet and Tiles throughout
- NBN to the property
- Secure yard for kids and pets or just relaxing
- Sunfilled living areas
- Spacious kitchen and open plan living areas

#### The Numbers

- 3brm, 2bth, 2G
- Built: 1995
- EER: 2.5
- Living Size: 130m<sup>2</sup>
- Land Size: 465m<sup>2</sup>
- Rates: \$2492
- Land Tax: \$3839
- Rental Estimate: \$650pw



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## More About this Property

<b>Property ID</b>	34KXGCV
<b>Property Type</b>	House
<b>House Size</b>	130 m <sup>2</sup>
<b>Land Area</b>	465 m <sup>2</sup>
<b>EER</b>	2.5

### Carly Clough 0419 296 458

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