







17 Aroona Court, Ngunnawal

Well Considered, Well Positioned

Auction Location: On-Site

Combining comfortable living with a solar and battery setup, electric vehicle charging and a peaceful greenspace outlook, 17 Aroona Court offers a great opportunity for buyers seeking practicality, convenience and a little extra breathing room.

Whether you're a first-home buyer, downsizer or investor, this well-maintained home delivers a combination of thoughtful updates and valuable features that make everyday living that little bit easier.

The home offers three bedrooms, a central bathroom and a functional layout designed around easy everyday living. Attractive parquetry flooring adds warmth and character, while the refreshed interiors create a welcoming feel throughout.

Thoughtfully maintained and updated over time, the property strikes a great balance between comfort and practicality, allowing the next owner to move in and enjoy without feeling the need to start from scratch.

3 1 1

AUCTION
Sat 21st Nov @ 11:30AM

VIEW
Thu 5th Nov @ 12:00PM - 12:30PM

AGENTS
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Interested parties must rely solely on their own enquiries.

A real highlight is the impressive 5kW solar system, complemented by a 5kW battery; plus, for electric vehicle owners, a three-phase EV charger is already installed and will remain with the property, providing added convenience and saving the next owner the hassle of arranging their own installation.

Together, these features give the home a genuine point of difference, combining practical upgrades with a more energy-conscious approach to everyday living.

Backing directly onto greenspace, the property enjoys an open outlook, a greater sense of privacy and no immediate backyard neighbour directly behind. It's an ideal setting for those who enjoy getting outdoors, whether that's walking the dog, heading out for a morning stroll or simply appreciating a little extra space.

With local shops, schools and the wider Gungahlin region close by, the location offers an appealing balance of suburban tranquillity and everyday convenience.

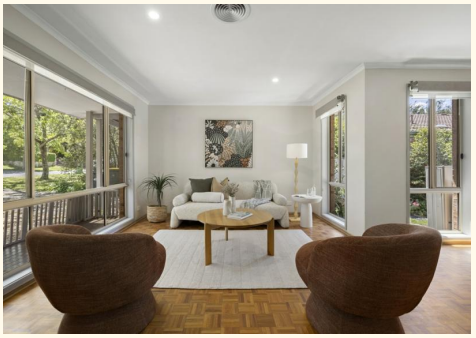
With its comfortable accommodation, sensible updates and standout energy features, 17 Aroona Court is a home that deserves a closer look.

At a Glance:

- 3 bedrooms
- 1 bathroom
- 1 carport
- 5kW solar system
- 5kW battery storage
- Three-phase EV charger installed and included
- Attractive parquetry flooring
- Well-maintained interiors with thoughtful cosmetic updates
- Directly backing onto greenspace
- Convenient access to walking routes and outdoor recreation
- Shops, schools and wider Gungahlin facilities nearby

Location:

- Ngunnawal Village Shops: approx. 2-3 minute walk
- Ngunnawal Primary School: approx. 3-minute drive
- St John Paul II College: approx. 3-minute drive
- Gold Creek School: approx. 4-minute drive
- Casey Market Town: approx. 5-minute drive
- Gungahlin Town Centre: approx. 10-minute drive











MORE DETAILS

Property ID	1HKNPVF92
Property Type	House
House Size	121 m2
Land Area	372 m2
EER	1

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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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