



## Ngunnawal, 17 Bunima Crescent

A Beautiful Home Ready For Its New Owners!

Step into this beautifully designed 3 bedroom home in the highly desirable suburb of Ngunnawal. Perfect for first-time buyers, downsizers or savvy investors, this property offers modern comforts and a fantastic lifestyle!

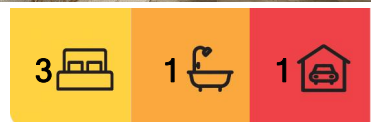
From the street you will be delighted by the landscaped gardens in full bloom and wide range of additional parking options. As you enter the property a modern and practical home awaits. All bedrooms are spacious and thoughtfully designed with great sized built-in robes. The master bedroom features a split system ensuring comfort across all seasons. The bathroom is well positioned between the bedrooms and features a full-size bath and separate toilet.

The entertainer's kitchen is a true standout, with high-quality appliances, gas cooktop, generous counter space with stone bench tops, and a sleek layout that makes cooking and hosting a breeze. The kitchen flows seamlessly into the dining and living area where there



**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.



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/34TYGCV](https://ljhooker.com.au/34TYGCV)

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**EER** ★★★★★★

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

is generous space for both a dining suite and stools for more of a relaxed dining experience.

The home is well-prepared for all seasons with a 6.0 star energy rating, thanks to the double roller blinds and reverse cycle heating/cooling split systems that keeps the temperature just right all year round. Outside, you'll find a secure back yard and a gorgeous, covered deck, surrounded by mature yet low-maintenance gardens, offering a private and relaxed setting for enjoying your morning coffee, entertaining or unwinding after a busy day.

Additional parking options add to the practicality, allowing you space for guests, extra vehicles, or even a trailer. From having all amenities at your fingertips to a well-considered floorplan and it's convenient location to Gungahlin Town Centre, 17 Bunima Crescent offers an ideal entry into the market. Don't miss this chance to step into the property market with a stylish, move-in-ready home in one of Ngunnawal's most sought-after areas.

The features:

- 3 bed, 1 bath, 1 car garage
- Situated within Broadview Estate ('New Ngunnawal')
- Single level and separately titled
- Automatic garage and additional parking options
- Great sized kitchen with stone benchtops and gas cooktop
- Front north facing orientation
- Secure backyard with an entertainers deck off the living area
- All bedrooms with built in wardrobes
- Bathroom with full sized bath and separate toilet
- Reverse cycle split system situated in the dining/living and the master bedroom
- Double roller blinds throughout
- Exceptionally well-maintained garden in full bloom
- Great sized garden shed
- NBN connection
- Fantastic location with easy access to Ngunnawal Shops, Casey Market Town, dog parks, walking/biking trails, communal green spaces and wetlands - whilst only a stone's throw from Gungahlin Town Centre and main arterial roads connecting you to the rest of Canberra

The numbers:

- Built: 2014
- Living size: 96m<sup>2</sup> approx.
- Garage size: 23m<sup>2</sup> approx.
- Land size: 336m<sup>2</sup> approx.
- EER: 6 stars
- Rates: \$673 per quarter approx.
- Land Tax (investors only): \$3,351 per year approx.
- Rental Appraisal: \$600 to \$620 per week approx.



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## More About this Property

<b>Property ID</b>	34TYGCV
<b>Property Type</b>	House
<b>House Size</b>	96 m <sup>2</sup>
<b>Land Area</b>	336 m <sup>2</sup>
<b>EER</b>	6
<b>Including</b>	Air Conditioning Gas Cooking

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

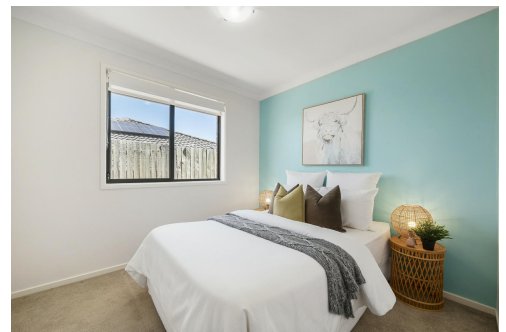
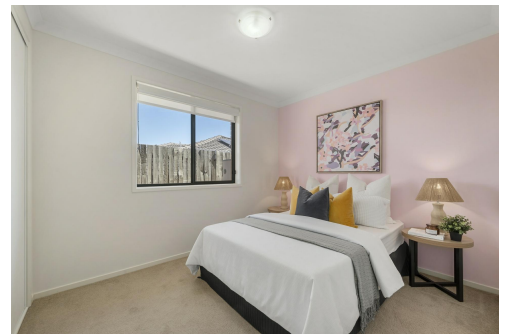
### Steph Hunt 0403 524 615

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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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