

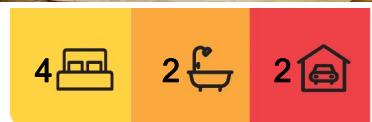
## Ngunnawal, 19 Saunders Street

### Modern Family Home - A Must To Inspect!

Step into a home that perfectly blends modern convenience with a family friendly design. This beautifully refreshed four bedroom, two bathroom residence has been thoughtfully updated to offer comfort, style, and practicality.

At the heart of the home, the modern kitchen shines with a 5-burner gas cooktop and plenty of bench and cupboard space, perfect for home cooked meals at the end of each day. The split living and dining areas cater for a range of needs and are finished with a combination of floating floorboards and durable tiles, freshly painted interiors, and new plush carpets in all bedrooms, creating a warm and inviting atmosphere.

Step outside onto an impressive deck and backyard - a real entertainer's delight! Imagine morning coffee listening to nature and weekend barbeques with friends and family. The low-maintenance gardens allow you to spend more time relaxing and less time on upkeep. The secure double car garage provides ample space for vehicles and storage, and the



**For Sale**  
By Negotiation

**View**  
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**EER** ★★★★★★

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



**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.

property has an additional parking space perfect for caravans, boats or 4x4s.

From the moment you step inside, you'll feel the warmth and comfort that make this more than just a house - it's a place to call home. Nestled in a quiet, family-friendly street, this home is just moments from local schools, parks, shops, and public transport-ensuring both lifestyle and accessibility. A short drive takes you to Casey Marketplace, where you'll find Aldi, Supabarn, multiple cafés, Anytime Fitness, and the popular Casey Jones Pub. Ngunnawal Shops and Gungahlin Marketplace are also within easy reach, along with quality schools and recreational facilities.

The features:

- 4 bedrooms, 2 bathrooms, 2 car garage
- Master bedroom with ensuite
- Fantastic kitchen upgraded throughout featuring gas cooktop and oven
- Two family friendly living areas
- New carpeted bedrooms and fresh paint
- Roller blinds and curtains throughout
- Evaporative cooling, and ducted reverse cycle (heating and cooling)
- Separate laundry with external access
- Secure double garage with internal and external access
- Additional parking at the side of the house, perfect for caravans, boats and 4x4s
- Fantastic location, close to all of Ngunnawal's amenities, local shops, bus stop, parks and schools
- NBN fibre to the premises

The numbers:

Block size: 468m<sup>2</sup>

House size: 188m<sup>2</sup> (150m<sup>2</sup> of living + 38m<sup>2</sup> garage)

EER: 5

Built: 1996

Rates: \$2492 per annum

Land tax (if rented): \$3839 per annum

Estimated rental return: \$775 - \$800 per week



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## More About this Property

<b>Property ID</b>	3579GCY
<b>Property Type</b>	House
<b>House Size</b>	188 m2
<b>Land Area</b>	468 m2
<b>EER</b>	5
<b>Including</b>	Renovated Kitchen Gas Cooking Ensuite

### Carly Clough 0419 296 458

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

19 Saunders Street, Ngunnawal

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