



2 Kavangal Circuit, Ngunnawal

The Ideal Start in Ngunnawal

Perfectly positioned in a quiet, family-friendly neighbourhood, this low-maintenance, display home is a fantastic opportunity for first-home buyers, downsizers or savvy investors alike.

Boasting three generously sized bedrooms, all with built-in robes, and two modern bathrooms, including a private ensuite to the master, this residence combines space, comfort, and practicality.

Step inside to discover separate living areas that offer flexibility for both relaxed family living and entertaining. The open-plan kitchen/dining zone is a real highlight, featuring a gas cooktop, dishwasher, island bench, and ample storage.




Enjoy the ease of a low-maintenance courtyard, ideal for entertaining or simply enjoying your morning coffee in the sun. No mowing required!

Conveniently located just a short drive from Ngunnawal Primary School, the light-rail, and Gungahlin Shopping Precinct

EER: 6.0

Rates: \$768.055 pq approx.

Land Tax (for investors): \$1,353.37 pq approx.

3  2  2 

FOR SALE

\$949,000 - \$979,000

AGENTS

Samuel Thompson

0412 300 774

samuel.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka

(02) 6239 5551

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.

 **LJ Hooker**

Strata: NA
Internal Living: 123.20sqm
Outdoor Living: 36sqm
Garage size: 37.70sqm
Block size: 486sqm
UV: \$470,000 (2025)
Year Built: 2015

- Former display home with high-end finishes throughout
- Sun-filled interiors throughout
- Separate living areas
- Open & airy kitchen with dishwasher & gas cook-top
- Two linen cupboards for extra storage
- Ducted heating & cooling
- Double garage with internal access
- NBN ready
- Security alarm
- Irrigation system
- Low maintenance courtyard; no mowing!
- Short drive to Ngunnawal Primary School and Gungahlin Shopping Precinct

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

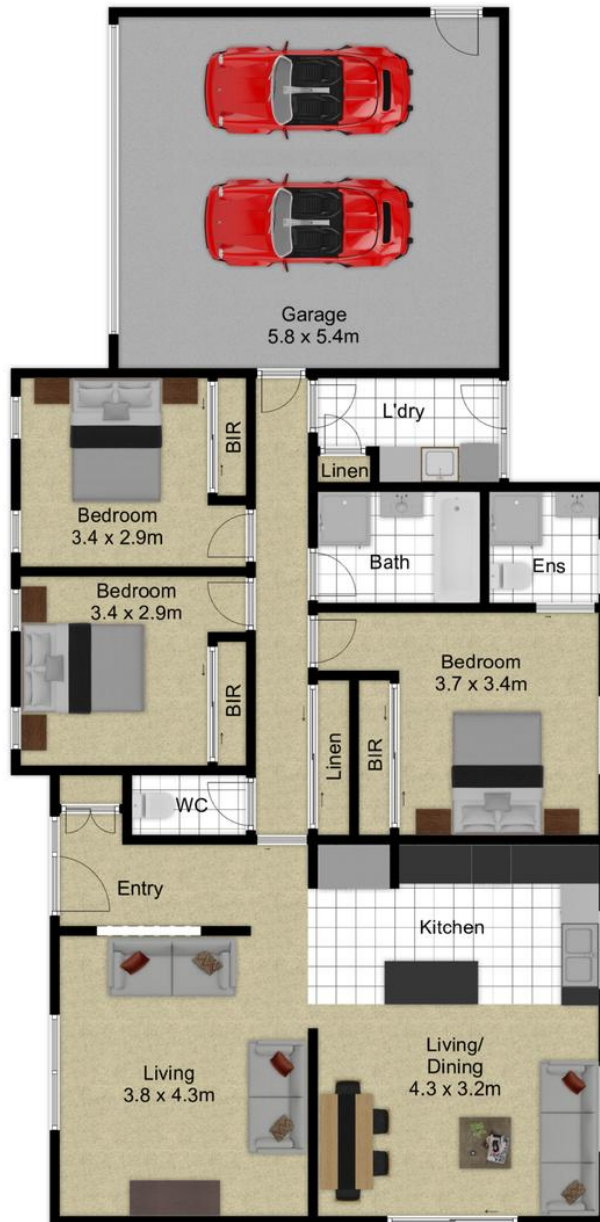
MORE DETAILS

Property ID	1U5KFMF
Property Type	House
House Size	123 m2
Land Area	486 m2
EER	6
Including	Ducted Cooling Ducted Heating Courtyard Dishwasher Built-in-Robes Secure Parking Liveability

Samuel Thompson 0412 300 774
Property Consultant | samuel.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





LJ Hooker
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.

LJ Hooker