



2 Saunders Street, Ngunnawal




## Controlled Elegance. Uncompromised Living.

Positioned with quiet confidence in one of Ngunnawal's most established pockets, this residence delivers a balance of scale, privacy, and effortless liveability. Clean architectural lines meet a considered floorplan, creating a home that feels both expansive and intentional.

Natural light moves freely through the interiors, accentuating open living zones that transition seamlessly into outdoor entertaining. The kitchen anchors the home with presence and practicality, designed to handle both everyday living and larger gatherings without compromise.

Accommodation is well-zoned, offering separation where it matters and comfort throughout. Each space has been curated for functionality without sacrificing style, ensuring the home adapts as needs evolve.

Outdoors, the setting becomes a natural extension of the home private, low-maintenance, and designed for year-round use. It's a space that invites both quiet retreat and social energy, depending on the moment.

3  2  1 

**FOR SALE**  
\$760,000+

**VIEW**  
Sat 9th May @ 11:00AM - 11:30AM

**AGENTS**  
Estephano Cardenas  
0415 423 006  
ecardenas@ljhgungahlin.com.au

Troy Thompson  
0408 694 917  
troy.thompson@ljhooker.com.au

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

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**

A property that doesn't rely on noise to stand out it simply delivers where it counts.

**Proximity to Amenities:**

Within 2 minutes' drive to local parks, playgrounds and reserve spaces throughout Ngunnawal  
Within 3 minutes' drive to Casey Market Town for supermarkets, cafés and daily essentials  
Within 5 minutes' drive to Amaroo Village shops and schooling options including Amaroo School  
Within 7 minutes' drive to Gungahlin Town Centre offering retail, dining and light rail access  
Within 8 minutes' drive to Yerrabi Pond District Park with walking trails and recreation space  
Within 10 minutes' drive to multiple primary and secondary schools across the Gungahlin region  
Within 20 minutes' drive to Canberra CBD via Barton Highway and major arterial roads

**MORE DETAILS**

Property ID	36URGCV
Property Type	House
House Size	99 m2
Land Area	302 m2
EER	2.5

**Estephano Cardenas 0415 423 006**

Sales Associate to Troy Thompson | [ecardenas@ljhgungahlin.com.au](mailto:ecardenas@ljhgungahlin.com.au)

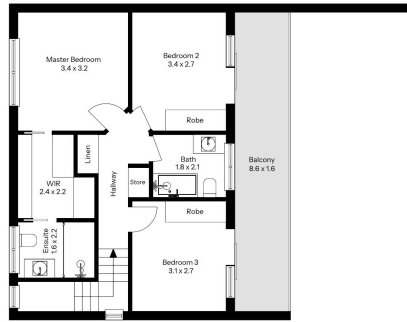
**Troy Thompson 0408 694 917**

Director / Licensed Agent ACT/NSW | [troy.thompson@ljhooker.com.au](mailto:troy.thompson@ljhooker.com.au)

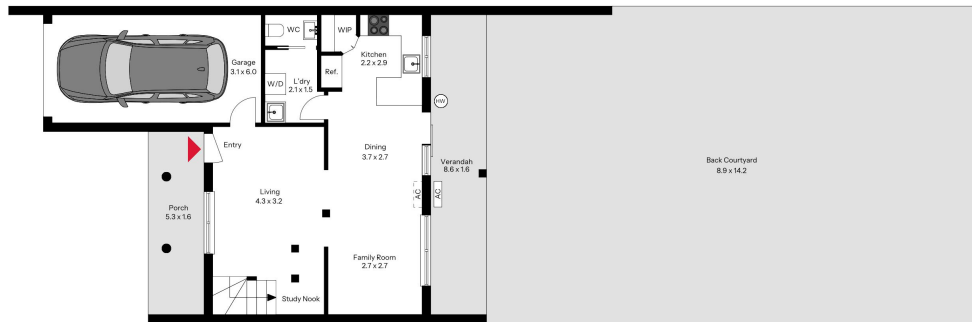
**LJ Hooker Gungahlin (02) 6213 3999**

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
[gungahlin.ljhooker.com.au](http://gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)





Level 01



Ground Floor

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.

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