



22 Barunga Street, Ngunnawal

Family Living with Parkland at Your Doorstep

Perfectly positioned in a quiet pocket of Ngunnawal, this inviting family home delivers the lifestyle so many buyers are searching for- space, comfort and everyday convenience, all within easy walking distance to Ngunnawal Primary School, local shops and nearby parkland. Set slightly elevated on the block, the home offers privacy and a welcoming street presence, complete with a brand-new driveway and a thoughtful split-level design that separates the living areas from the bedrooms, creating a layout that works beautifully for families. Inside, you'll find four bedrooms, including a main with ensuite, along with two generous living areas that provide flexibility for growing families, entertaining guests or simply spreading out and enjoying your own space. The adaptable main bathroom services the remaining bedrooms, making the layout both practical and functional. Comfort is assured all year round with ducted gas heating throughout, while the reverse cycle air conditioning in the master bedroom ensures restful summer nights. Step outside and you'll discover a backyard that truly embraces the outdoors. The level grassed area enjoys sunshine for most of the day, making it perfect for children, pets or those who dream of growing their own vegetable garden. For entertaining, the paved pergola area provides a fantastic space for BBQs, relaxed dinners or simply

4  2  2 

FOR SALE
\$919,000+

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Gungahlin
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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.

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unwinding with family and friends.

A home that balances lifestyle, location and practicality- all within one of Ngunnawal's most family-friendly settings

- Rates: \$ 2725 approx.
- Land Tax (only if rented) \$4660 approx
- Land Value \$447,000
- Rental Potential: \$800-\$830pw approx
- House Size: 156m²
- Block Size : 541 m² approx
- Year Built : 1993
- EER : 4.5

MORE DETAILS

Property ID	36F6GKY
Property Type	House
House Size	156 m ²
Land Area	541 m ²
EER	4.5
Including	Ensuite

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
cclough@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

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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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