



23 Aroona Court, Ngunnawal

Reserve-Backed Family Sanctuary in a Peaceful Ngunnawal Pocket

Nestled in a peaceful pocket of Ngunnawal and backing directly onto reserve, this wonderfully designed home offers space, comfort and flexibility for families to grow, gather and truly enjoy for years to come.

Filled with natural light and thoughtfully designed with segregated living zones and bedroom wings, the layout caters effortlessly to modern family life, including multi-generational living. Whether you're seeking a quiet retreat or a place to bring everyone together, this expansive home provides multiple indoor and outdoor spaces to suit every occasion.

Recently refreshed with new internal paint and plush carpet, the home presents with a welcoming "new home" feel from the moment you step inside.

At its heart, the open plan kitchen and meals area flows seamlessly to a raised formal living space, allowing families to spread out while remaining connected, ideal for keeping an eye on little ones or entertaining with ease.

5 3 4

AUCTION

Sat 14th Mar @ 10:00AM

VIEW

Sat 21st Feb @ 12:30PM - 1:00PM

AGENTS

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AGENCY

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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.



A newly constructed rear deck extends the living outdoors and is perfectly positioned for hosting large gatherings, complete with secure gated access to the reserve beyond.

Upstairs, a study nook and three bedrooms create a peaceful retreat zone, including the main suite with walk-in robe and private ensuite. Downstairs offers two additional bedrooms, both with built-in robes, plus an enclosed multi-purpose room currently set up as a home gym.

The location is exceptionally convenient for families, close to local schools including St John Paul II College, Gold Creek School, Holy Spirit Primary, Ngunnawal Primary and Burgmann Anglican School's Gungahlin campus. The Ngunnawal shops are within walking distance, Gungahlin Town Centre is under ten minutes away, and Canberra's CBD is less than a 30-minute drive.

AT A GLANCE

- Five bedrooms plus a multi-purpose room across two levels
- Backing directly onto reserve in a peaceful Ngunnawal pocket
- Multiple segregated living areas ideal for growing or multi-generational families
- Light-filled interiors with fresh internal paint and new carpet throughout
- Open plan kitchen and meals flowing to raised formal living space
- Main suite with walk-in robe and private ensuite
- Built-in robes to additional bedrooms
- Study nook upstairs perfect for homework or working from home
- Multi-purpose room currently used as a home gym
- Newly built rear entertaining deck with secure gate access to reserve
- Ducted Evaporative Cooling
- Ducted gas heating
- Continuous gas hot water system
- Oversized 87m2 4 car garage with workshop and powder room
- An abundance of storage throughout the home including an attic with easy access
- Walking distance to Ngunnawal shops
- Close to St John Paul II College, Gold Creek School, Holy Spirit Primary, Ngunnawal Primary and Burgmann Anglican School
- Under 10 minutes to Gungahlin Town Centre
- Less than 30 minutes to Canberra CBD

THE NUMBERS (all approximate)

- Block size: 663sqm
- Living: 225sqm
- Garage: 87sqm
- Rates: \$759 per quarter
- Land Tax: \$1329 per quarter IF RENTED
- EER: 3 Stars



MORE DETAILS

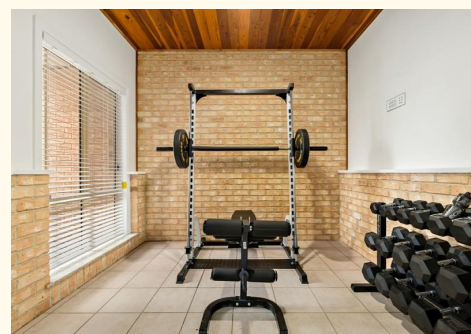
Property ID	36D2GCY
Property Type	House
House Size	225 m2
Land Area	663 m2
EER	3
Including	Study Ducted Heating Evaporative Cooling

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Ground Floor Plan



Upper Floor Plan

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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