



23 Aroona Court, Ngunnawal




Extensive Garaging, Workshop and Storage Solutions

Nestled in a peaceful pocket of Ngunnawal and backing directly onto reserve, this expansive Builders' Own family home immediately sets itself apart with an extraordinary 84m² garage complete with workshop and extensive built-in storage. Rarely does a property offer such substantial, highly functional space, ideal for tradies, car enthusiasts, hobbyists or those simply needing serious storage capacity without compromise.

Beyond the impressive garage, the home unfolds into a thoughtfully designed floorplan that caters beautifully to modern family living. Generous in scale and cleverly segregated across two levels, it provides flexibility for growing families, multi-generational living, or those seeking distinct zones to work, rest and gather.

Recently refreshed with new internal paint and plush carpet, the interiors feel light, welcoming and move-in ready.

At the heart of the home, the open plan kitchen and meals area connects seamlessly with a raised formal living space, creating a central hub that encourages connection while allowing room to spread out. Whether hosting friends or navigating the rhythm of everyday

4  3  4 

FOR SALE
Offers Over \$1,100,000

AGENTS

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AGENCY

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(02) 6213 3999

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

family life, the layout supports both ease and functionality.

A newly constructed rear deck extends the living outdoors, providing the perfect setting for entertaining on a larger scale or enjoying quiet afternoons overlooking the reserve. Secure gated access offers a rare extension of your backyard, inviting children and pets to enjoy the open green space beyond.

Accommodation is equally well considered. Upstairs, three bedrooms and a study nook create a peaceful retreat zone, including the main suite complete with walk-in robe and private ensuite. Downstairs offers one additional bedroom with built-in robes, a study and a versatile enclosed multipurpose room currently arranged as a home gym, and the added convenience of a powder room for guests.

The location further enhances the appeal. Positioned close to St John Paul II College, Gold Creek School, Holy Spirit Primary, Ngunnawal Primary and Burgmann Anglican School's Gungahlin campus, the home is ideally suited to families. 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.

Combining exceptional garage and workshop space with flexible family living and a peaceful reserve setting, this is a home designed to adapt, evolve and support the lifestyle you've been searching for.

AT A GLANCE

- 4 Car garage, workshop and storage solutions
- Four bedrooms plus a study and a multi-purpose room
- 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

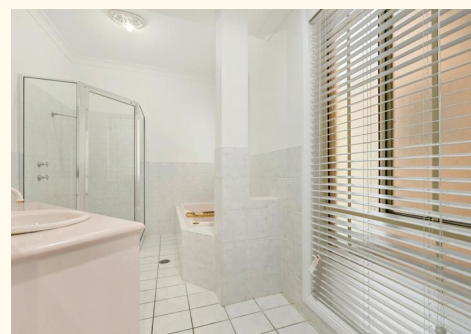
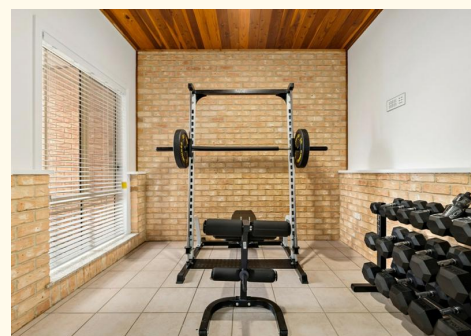
Property ID	36D2GCY
Property Type	House
House Size	225 m2
Land Area	663 m2
EER	3
Including	Study Ducted Heating Evaporative Cooling

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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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