



23 Yarrawonga Street, Ngunnawal

Practical Family Home Backing Parkland

Nestled in a quiet pocket of Ngunnawal, walking distance to the local shops, this practical family home is one you'll be able to make your own. Perfectly positioned and light filled, live with schools, shops, parks, and the Gungahlin Town Centre at your fingertips.

Inside, the home offers comfortable and practical living with separate family rooms and built in robes in each bedroom. The open plan kitchen and dining area flows seamlessly out to a covered pergola providing an abundance of space for entertaining.

Backing on to parkland, the low maintenance yard is neat, tidy, and well maintained, providing a great space for weekend cricket with the kids, summer barbecues with friends, and plenty of space for the dog to run around.

Ideal for first home buyers, young families, and downsizers. This is an opportunity not to be missed.

Features:

- Single level, light filled home with open plan living design.
- Backing directly on to parkland.

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AUCTION

Sat 27th Jun @ 10:45AM

VIEW

Sat 13th Jun @ 10:15AM - 10:45AM

AGENTS

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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.

 **LJ Hooker**

- Three bedrooms, all with built-in robes.
- Reverse cycle split system air-conditioning and ducted gas heating.
- Two car garage.
- Quiet, family-friendly street close to schools, shops, parks, and the Gungahlin Town Centre.

- Year Built: 1994
- Land Size: 469sqm
- Property Size: 161sqm | Living: 121sqm | Garage: 40sqm
- EER: 4
- Rates: \$2,872 p.a.
- Land Tax: \$4,771 p.a. (investors only)
- Unimproved Land Value: \$421,000

Disclaimer:

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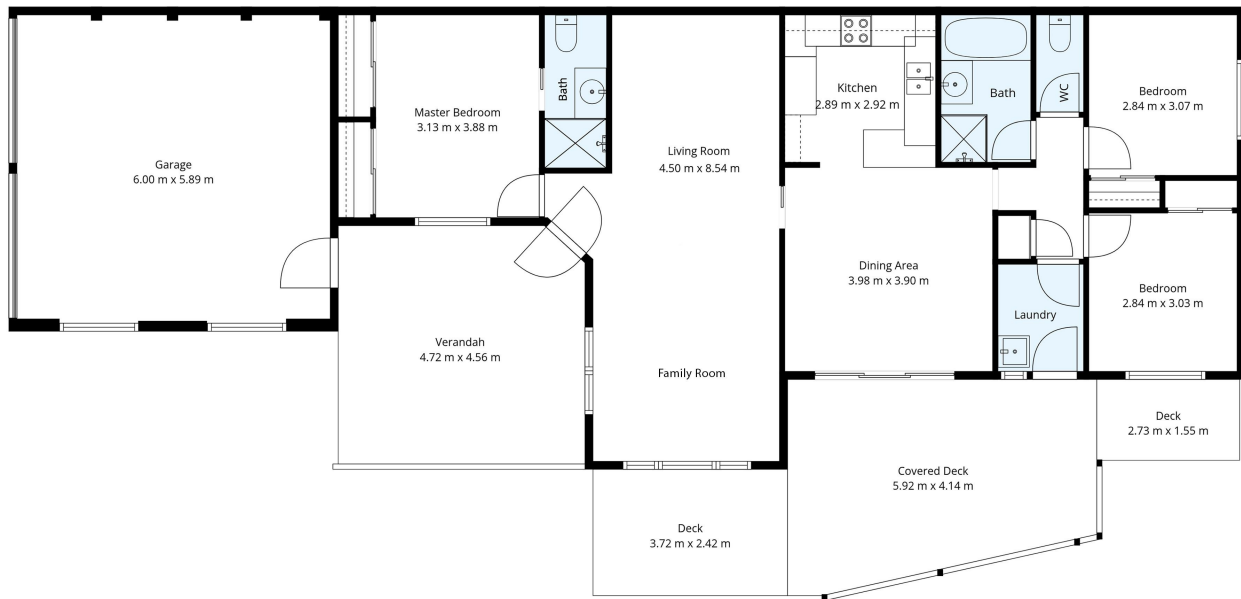
MORE DETAILS

Property ID	HP14XF8H
Property Type	House
House Size	161 m2
Land Area	469 m2
EER	4
Including	Air Conditioning Ducted Heating Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage

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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.