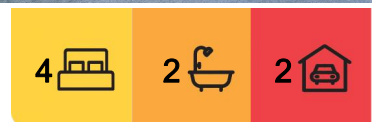


Ngunnawal, 24 Noble Close

SOLD PRIOR TO AUCTION



For Sale
Price Guide \$1,125,000+

View
ljhooker.com.au/34ZKGCY

Contact
Carly Clough
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cclough@ljhgungahlin.com.au
Steph Hunt
0403 524 615
shunt@ljhgungahlin.com.au

We are very excited to say that we have new owners in Noble Close ! Sold prior to Auction a new family will fit right in. We want to thank the seller for letting us sell their amazing home, want to thank the neighbours who visited us and of course congratulate the new owners :) Carly & Steph

When we talk about a quintessential family home, there is none better than 24 Noble Close. It's a rare offering to the market and one that will appeal to a wide range of families and buyers. An expansive and unique floorplan set across two levels - a true family and entertainer's delight.

As you step inside, you're immediately greeted by high ceilings, a thoughtfully designed layout, and well-defined living spaces. This seamless blend of warmth and character invites you to explore every corner of the home, uncovering its unique charm.

From the front to the back, top to bottom, this home exudes space, functionality and



Disclaimer: 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.

EER ★★★★★
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practicality. Four large bedrooms, an expansive master room, multiple living spaces, an abundant of natural light, and flexible areas that could be utilised as a children's rumpus room, home office and work/study area. Outside could be mistaken for a holiday home - with a gorgeous wrap around deck, lush mature gardens, veggies patches, room for a fire pit, and a fun area under the house (think home gym, cellar, man cave vibes!).

The cherry on the top!?! This home is move-in-ready! Vacant and awaiting its new owners, it features an almost unheard-of amount of storage, a mixture of floorboards, new carpet and tiles, ducted air-conditioning/heating as well as in slab heating - ensuring all year round comfort!

The features:

- Expansive 4 bedroom family home across two levels
- Grand master bedroom with walk in robe, ensuite and spa bath
- Oversized garage with high ceilings, and additional street parking options
- Segregation between bedrooms and living spaces
- Multiple spaces ideal for activities such as rumpus room, a bar/pool area, home office, study area
- Entertainer's kitchen with breakfast bar and gas cooking
- Private and well-maintained gardens with wrap around deck, veggie patch,
- A wide range of storage options throughout
- Ducted air conditioning/heating upstairs
- In slab heating downstairs
- Additional powder room
- Gas hot water
- New solar panels and Ventis System (moderates temperature and filters air)
- NBN fibre to the premises

The details:

- Block size: 870m2 Living size: 282m2 Garage: 49m2
- EER: 2.5
- Rates: \$785 per quarter
- Land tax: \$4981 per annum (if rented)
- Rental appraisal: \$800 - \$830 per week (conservatively)



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More About this Property

Property ID	34ZKGCY
Property Type	House
House Size	283 m2
Land Area	871 m2
EER	2.5
Including	Ensuite Study Ducted Cooling Ducted Heating Dishwasher In-slab heating to downstairs Gas cooking and water

Carly Clough 0419 296 458

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

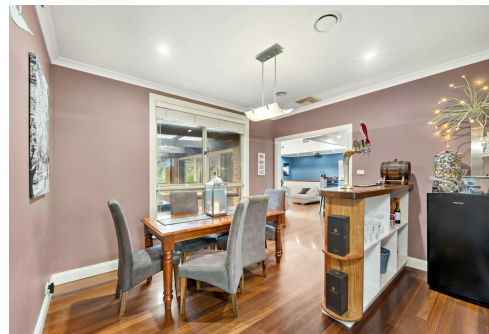
Steph Hunt 0403 524 615

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Upper Level



Lower Level

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.

24 Noble Close, Ngunnawal

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