



Ngunnawal, 24 Raiwalla Court

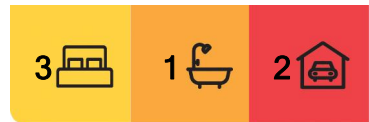
Your Next Chapter Begins Here in Family-Friendly Ngunnawal

Nestled in the serene and family-friendly suburb of Ngunnawal, this home offers an exceptional blend of comfort, convenience, and modern living. This thoughtfully designed residence features three spacious bedrooms, each equipped with built-in robes, ensuring ample storage and personal space for all family members. The home's layout is both practical and inviting, boasting a light-filled lounge at the front, a separate dining area, and a centrally located kitchen complete with a pantry and generous bench space-ideal for culinary enthusiasts and family gatherings alike.

Step outside to discover a covered outdoor entertaining area that seamlessly extends from the dining space, perfect for hosting gatherings or enjoying quiet evenings overlooking the low-maintenance backyard. Additional features include a full-size bathroom with a separate WC, a dedicated laundry room, and a double lock-up garage with internal access, enhancing both functionality and security.



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.



For Sale
\$720,000+

View
ljhooker.com.au/2D2FFHK

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EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700

Situated on a level 375 m² block, the property offers a generous backyard equipped with a clothesline and ample green space, making it perfect for young families, downsizers, or savvy investors.

Ngunnawal is renowned for its community-centric amenities and strategic location. Residents benefit from proximity to local shops, schools, parks, and public transport options, ensuring a lifestyle of convenience and connectivity. The suburb is just a short drive from the Gungahlin Town Centre, which offers an extensive range of shops, eateries, and local services. Additionally, Ngunnawal Primary School is located within the suburb, catering to the educational needs of young families. For those who appreciate outdoor activities, Ngunnawal boasts numerous parks and recreational areas, providing ample opportunities for leisure and exercise.

Public transport is readily accessible, with several bus routes servicing the area and connecting residents to the wider Canberra region. Park and Ride facilities are also available nearby, offering convenient options for commuters. Embrace the opportunity to become part of a vibrant community in one of Gungahlin's most sought-after suburbs. More than just a home; it's a gateway to a fulfilling and connected lifestyle.

Essentials:

EER: 4.5 Stars

Built: 1997

Internal Living: 128m²

Block size: 375m²

Ducted gas heating

Split system cooling

Gas cooking

Tiles & Carpet flooring throughout

Electric hot water

Rental Estimate: \$630 - \$660 per week (approx.)

Rates: \$2,539 per annum (approx.)

Land Tax: \$4,149 per annum (approx.)

Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.



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More About this Property

Property ID	2D2FFHK
Property Type	House
House Size	162 m2
Land Area	375 m2
EER	4.5

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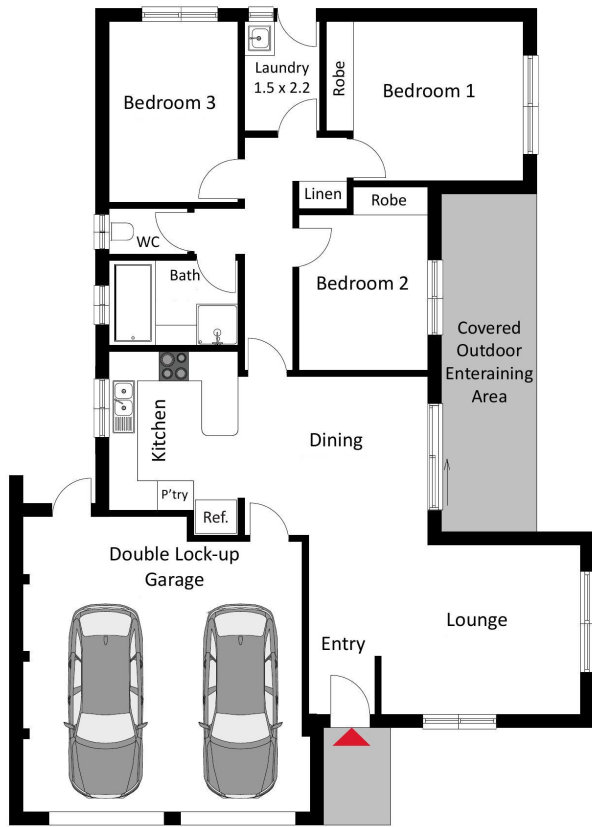
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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