



## Ngunnawal, 26 Patten Street

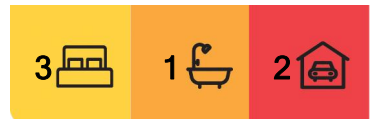
First Home Heaven

The home with the flow.

This property will be taken to auction on Sat 31 May at 10:00 am if there is no sale prior. If you wish to make an offer prior please make sure to have your contract signed, a section 17 signed and executed by a solicitor, and your deposit ready. If you need any help with these items, please get in contact.?

A large block home with the easiest flow of space I have seen in a while. If you want an open floorplan go for it. If you want to create separate zones, also possible. The flexibility of this home grants you a home that can what you want it to be.

A large living area at the front of the house with bookcase and storage and block-out blinds for great movie nights.



**For Sale**

Auction, Sat 31st May at 11:30 am

**View**

[ljhooker.com.au/35EPGCY](http://ljhooker.com.au/35EPGCY)

**Contact**

**Bri Williams**

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EER ★★★★★



**LJ Hooker Gungahlin**  
**(02) 6213 3999**

**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.

Large and modern kitchen, with extra storage for a coffee corner. The dining room moves through to the French doors giving way to the large backyard and undercover Alfresco and BBQ for some legendary veggie gardens or backyard cricket catches.

3 bedrooms with generous storage along with a 2 way bathroom and separate toilet allowing the main bedroom direct access.

The house sits right next to Hill Reserve for those early afternoon walks with the doggos or head down with the kids to the playground. Ngunnawal location offers legendary food options at the local shops or Casey Shopping Centre, meaning you don't have to trek into the CBD if you don't want.

Local Schools include Gold Creek Primary, Burgmann College and Good Shepherd.

A great first home or transition home in what is becoming a central Gungahlin Region Suburb. Loved for its location, bushland streetscapes and quiet streets with access quickly to major roads with the noise.

#### Features

- Good use of Block space on a 471sqm.
- 3 good bedrooms with built-ins
- Open Plan or separate zone living
- Kitchen of opportunity with modern touches
- Modern bathroom with 2 way access
- Decent grassed backyard
- Large Outside covered Alfresco for party heaven
- Room to grow house

Rates: \$2,695 per yr approx.

Land Tax: \$4,314 per yr approx.

Year Built: 1995

Block size: 471sqm

Internal Living Size: 112sqm

Alfresco: 36 sqm

Garage: 29sqm

Total Living: 177sqm

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## More About this Property

<b>Property ID</b>	35EPGCY
<b>Property Type</b>	House
<b>House Size</b>	177 m2
<b>Land Area</b>	471 m2
<b>EER</b>	3
<b>Including</b>	Ensuite Air Conditioning Ducted Heating Solar Panels Double Access Ensuite Updated Kitchen Electric Cooking

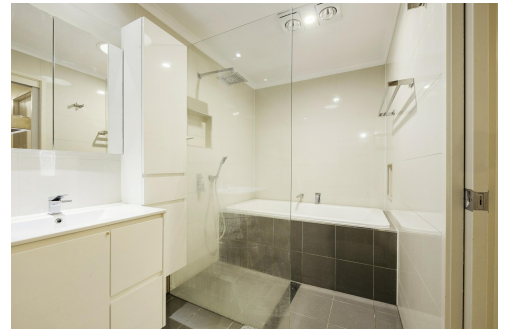
**Bri Williams 0408 787 896**

Licensed Agent & Auctioneer | [bri.williams@ljhooker.com.au](mailto:bri.williams@ljhooker.com.au)

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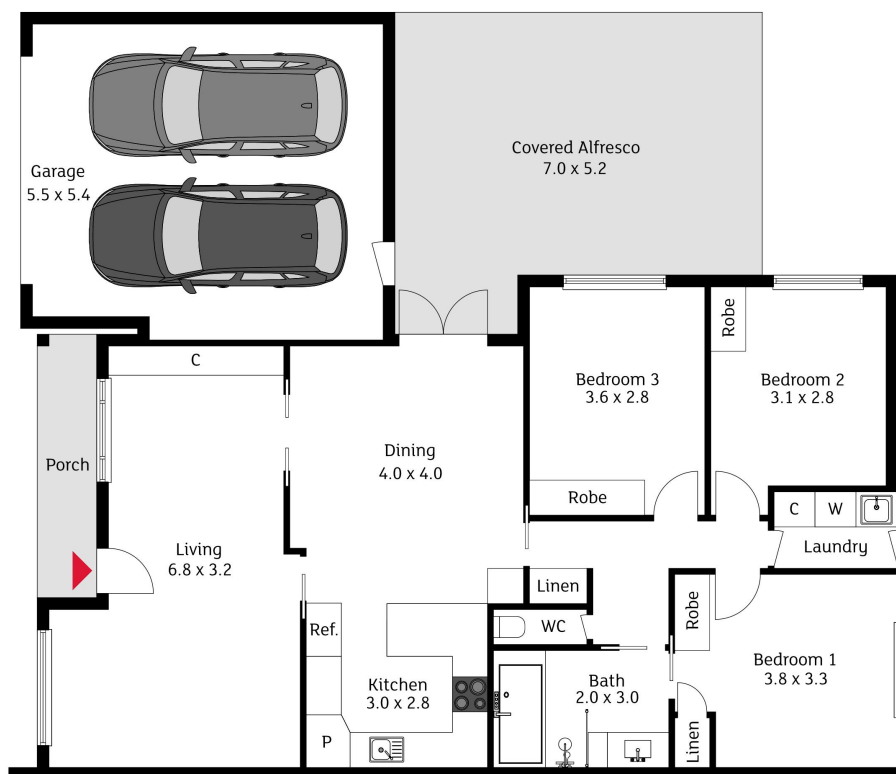
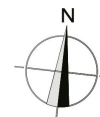
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

36 Patten Street, Ngunnawal

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