



27A Carina Street, Ngunnawal

Comfort & Calm.

Auction Location: Onsite - 27A Carina Street, Ngunnawal

Positioned in a peaceful pocket of Ngunnawal, this thoughtfully designed residence combines modern comfort with quality Hebel construction, manicured gardens, and generous living spaces. Bathed in natural light and surrounded by leafy outlooks, the home offers a welcoming environment ideal for families, professionals, or those seeking low-maintenance living without compromise.

The living area is a beautiful space to relax and unwind, filled with sunlight and offering picturesque views across the landscaped gardens. Flowing through to the dining and kitchen areas, slate flooring adds both character and durability, while the well-appointed kitchen features electric cooking with a ceramic cooktop, providing efficiency and ease for everyday living.

Upstairs, all bedrooms are generously sized and enjoy leafy outlooks across Ngunnawal, enhancing the sense of privacy and calm. The main bathroom services the bedrooms and includes a separate bath and shower, ideal for family living. The spacious master bedroom is complemented by a walk-through robe leading to a private ensuite, creating a comfortable retreat at the end of the day.

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FOR SALE

Auction - Price Guide \$790,000+

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.



Outdoors, the manicured gardens are designed to be low maintenance while adding elegance and charm. The fully secure rear yard is privately enclosed with Colorbond fencing, perfect for relaxing, entertaining, or enjoying peace of mind.

Ground floor - 71.1m²

First Floor - 67.9m²

Garage - 19.8m²

Block: 377m²

EER: 2

Rates: \$2,551 per annum (Approx)

Land Tax: \$3,923 per annum (Approx)

Features:

- Quality Hebel (AAC) construction for insulation, strength & fire resistance
- Light-filled living area with garden outlooks
- Reverse cycle air conditioning for year-round comfort
- Electric kitchen with ceramic cooktop
- Slate flooring to kitchen and dining areas
- Generous bedrooms with leafy views
- Master bedroom with walk-through robe and private ensuite
- Main bathroom with separate bath and shower
- Low-maintenance, manicured gardens
- Private, fully secure rear yard with Colorbond fencing
- Single garage with internal access

Whats Nearby:

- " Ngunnawal Primary School —approx 0.5 km
- " Gold Creek High School —approx 1.5 km
- " Gungahlin College —approx 2.8 km
- " The Marketplace —approx 2.9 km
- " Gungahlin Post Office —approx 3.2 km
- " University of Canberra —approx 7.7 km
- " Calvary Private Hospital —approx 9 km

MORE DETAILS

Property ID	2EUSFHK
Property Type	House
EER	2

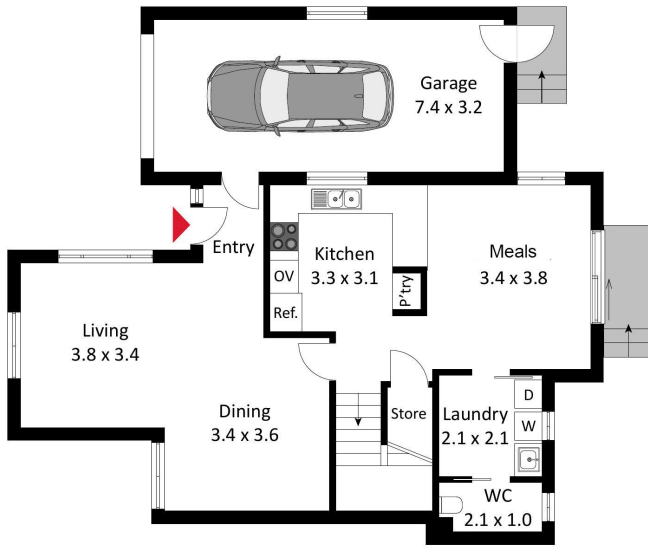
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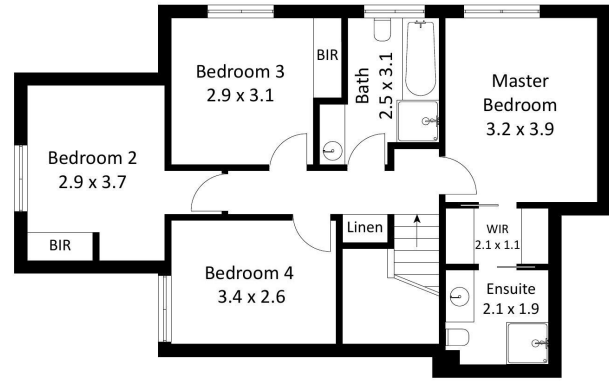
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Ground Floor



First Floor

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.

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