



3 Guginya Crescent, Ngunnawal

Ideal First Home or Investment Opportunity in Prime Location

Located in the ever-popular suburb of Ngunnawal, this charming three-bedroom residence is perfect for first home buyers or savvy investors looking to secure a low-maintenance property in a well-connected neighbourhood.

Neat as a pin and thoughtfully designed, this single-level home offers a light-filled open plan layout, complete with reverse cycle air conditioning and gas heating for year-round comfort. Two of the bedrooms feature built-in robes, providing practical storage solutions.

Step outside to a private, fully enclosed backyard with established trees, low-maintenance gardens, and a sun-soaked deck - an ideal space for kids, pets, and relaxed afternoons outdoors. The double lock-up carport with remote access adds convenience, along with a garden shed for additional storage.

Set on a 462sqm block, this home is just moments from local parks, childcare centres, cafes, restaurants, medical services, schools, public transport, and the Gungahlin Town Centre.

Whether you're entering the market or expanding your portfolio, this

3 1 2

FOR SALE
\$719,000+

AGENTS

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AGENCY

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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.

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property is not to be missed.

EER: 4.0

Rates: \$586 pq approx.

Land Tax (for investors): \$902 pq approx.

Internal Living: 78.98sqm approx.

Block size: 462sqm approx.

UV: \$351,000 (2025)

Year Built: 1995

- Gas cooktop
- Gas heating
- Reverse cycle air conditioning
- Built-in robes in two bedrooms
- Garden shed
- Double lock-up carport with remote access
- Fully fenced backyard with established trees and deck
- Close to Gungahlin Town Centre, schools, parks, and public transport
- Currently rented at \$575 p.w. until March 2026

Disclaimer: The photographs used in this advertisement were taken prior to the commencement of the current tenancy. The presentation, furnishings, and overall conditions of the property may differ from what is shown in the images.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1U5DFMF
Property Type	House
House Size	78.98 m2
Land Area	462 m2
EER	4
Including	Air Conditioning Deck Built-in-Robes

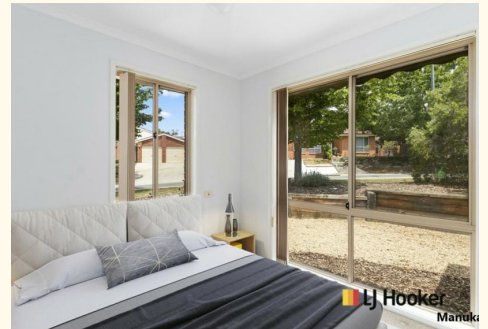
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Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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