



3 Minnta Place, Ngunnawal

3 1 2

A home that's been loved - and ready to be loved again.

FOR SALE
\$662,000+

AGENTS

Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

After many happy years, the owner is ready to hand over the keys to someone new. It's the perfect opportunity for first-home buyers ready to step out of the rental market, or anyone wanting a solid home they can personalise with a splash of paint and a touch of style.

This much-loved home is comfortable, secure and perfectly positioned for easy living - all that's left is for you to make it yours.

Features you'll love:

- Quiet cul-de-sac location in a friendly neighbourhood
- Separate-title design - no shared walls or body corporate fees
- Year-round comfort with ducted reverse-cycle air conditioning
- Peace of mind with shutters and full Colorbond fencing around the property
- A short walk to nearby bus stops for easy commuting
- Minutes from Casey Market Town - your go-to for shopping, cafés, and catch-ups at Casey Jones
- Double metal garage ideal for cars, workshop space or extra storage

A property that might just be perfect for you - and with Christmas fast approaching, now's the perfect time to make your move.

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.

LJ Hooker

The Numbers

House Size : 90.5 m2 approx

Block size: approximately 362 m²;

Unimproved Value (UV) for 2024: \$386,000.

Residential rates: approximately \$2,483 (estimate) for residential.

Residential land tax: approximately \$3,998.

Internet: The property has nbn Fibre to the Premises (FTTP) available.

Estimated rental income: \$580-\$600pw

MORE DETAILS

Property ID	361XGCY
Property Type	House
House Size	90 m2
Land Area	362 m2
EER	4.5

Carly Clough 0419 296 458

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

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,
GUNGAHLIN ACT 2912
gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au





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.

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