



35 Burrally Court, Ngunnawal

Spacious Fairway Living with Light, Warmth and Timeless Style

Tucked away along Burrally Court, 35 Burrally Court opens to a breathtaking view of the 9th hole at Gungahlin Lakes Golf Course, a stunning stretch of green that feels endless. Designed with generous proportions and 200sqm under roofline, it offers the space and comfort of a four-bedroom home while keeping a warm, welcoming feel. Mornings begin with golden light spilling across the fairway, while evenings settle into soft, glowing skies. This is more than a home. It's a lifestyle made for slowing down and savouring every moment.

Inside, natural warmth and thoughtful upgrades create a space that's both stylish and practical. Rich Ironbark timber floors flow through all three bedrooms, while quality tiles add a timeless touch to the hallway, dining and family areas. The front lounge, finished with commercial-grade carpet, is well suited for entertaining, a pool table, or simply relaxing in comfort.

From smart light switches to a recently installed 8kW solar system, every detail has been carefully considered to modernise living. Built with a steel frame for long-term strength and durability, the home also

3 2 2

FOR SALE
\$960,000

AGENTS

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features ducted reverse-cycle heating and cooling, ensuring comfort year-round. A double garage with internal access adds further practicality.

At the heart of the home, the open-plan kitchen, dining and living areas welcome natural light from the private courtyard. Whether you're cooking, entertaining or simply enjoying a quiet afternoon, it's a space that makes the simple moments feel special. The home offers three generously sized bedrooms, including a main suite with a view of the fairway and a private ensuite. The main bathroom adds a luxurious touch with its spa bath, perfect for unwinding at the end of the day.

Beyond the walls, a sense of serenity continues. A covered entertaining area flows into lush, easy-care gardens that open directly to the golf course. Whether you're relaxing with a book or hosting friends on the patio, the connection to nature is ever-present.

And when it's time to step outside, the lifestyle is unbeatable. Yerrabi Pond, local cafés, the Gungahlin Lakes Golf Club, schools, shops and the Gungahlin Town Centre are all just minutes away. The street itself is a hidden gem, especially during the Christmas season when Burrally Court becomes one of the suburb's most-loved light displays. It's a reflection of a close-knit, community-focused street you'll be proud to call home.

If you've been searching for a home that offers lifestyle, location and lasting quality, 35 Burrally Court is a must-see. Come and experience the serenity of fairway living for yourself.

- Backs onto the 9th hole of Gungahlin Lakes Golf Course
- Ironbark timber flooring to bedrooms
- Quality tiles in living, dining and hallway
- Commercial-grade carpet to front lounge
- Spacious kitchen with island bench and four-burner gas cooktop
- Three bedrooms, main with ensuite the all with build in robes
- Main bathroom with spa bath
- 8kW solar system installed 2023
- Smart light switches throughout, phone-controlled
- Security camera with motion-sensor lighting and smartphone access
- Covered entertaining area with easy-care gardens
- Double garage with internal access
- Steel-frame construction for long-term durability
- Ducted reverse-cycle heating and cooling
- Peaceful cul-de-sac known for its Christmas light displays
- Close to Yerrabi Pond, golf club, shops, and Gungahlin Town Centre

EER: 4

Rates: \$817.79pq (approx.)

Land Tax (for investors): \$1,485.43pq (approx.)

Internal Living: 158sqm (approx.)

Garage Area: 42sqm (approx.)

UV: \$515,000 (2025)

Year Built: 1998

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.

EER 

MORE DETAILS

Property ID	1U7DFMF
Property Type	House
House Size	200 m2
Land Area	518 m2
EER	4
Including	Ducted Cooling Ducted Heating Alarm Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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LJ Hooker
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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