



Ngunnawal, 38 Yerradhang Street

Effortless Living. A Separate Title Gem in Ngunnawal

This charming and well maintained separate title home offers the perfect combination of comfort, convenience, and low maintenance living in a vibrant, well connected suburb.

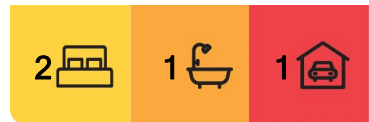
Step inside to find a spacious open plan layout that connects the living, dining, and kitchen zones with ease, ideal for relaxed living and effortless entertaining. The north facing living area adds a gentle warmth throughout the day, creating a calm and inviting place to unwind.

Both bedrooms are generously sized, offering comfort and versatility whether you're settling in as a couple, starting fresh as a first home buyer, or looking to downsize without compromise.

Outdoors, the private courtyard provides a peaceful spot to relax or indulge your green thumb. There's plenty of room to potter in the garden, host friends for weekend BBQs, or simply enjoy your own private escape.



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.



For Sale
Offers Over \$615,000

View
ljhooker.com.au/35BQGCGY

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EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

The kitchen is smartly equipped with a gas cooktop and ample storage, offering everything you need for daily meals or dinner parties alike. A well appointed bathroom, gas heating, and split system air conditioning ensure comfort is covered year round. The secure garage provides parking and/or bonus storage.

WHAT YOU WILL LOVE NEARBY

A short walk to Casey Market Town, where you'll find cafés, restaurants, supermarkets, a gym, and the popular Casey Jones pub

Close to quality schools including Gold Creek Senior School and St John Paul II College

Just 12 minutes to Gungahlin Town Centre and 25 minutes to Canberra City for easy access to work or weekend adventures

Set on a 223 sqm block, this home is ideal for those wanting an easy care lifestyle with all the perks of a great location.

AT A GLANCE

- Two large, well proportioned bedrooms
- North facing open plan living
- Modern kitchen with gas cooktop and ample storage
- Private courtyard, perfect for gardening or entertaining
- Secure single garage with internal access
- Neatly maintained throughout, move in ready
- Gas heating and split system air conditioning
- Short walk to Casey Market Town (cafés, restaurants, gym, pub, and supermarkets)
- Close to sought after schools and parks
- 12 minutes to Gungahlin Town Centre and 25 minutes to Canberra City

More About this Property

Property ID	35BQGCY
Property Type	House
House Size	80 m2
Land Area	223 m2
EER	6
Including	Air Conditioning Solar Hot Water

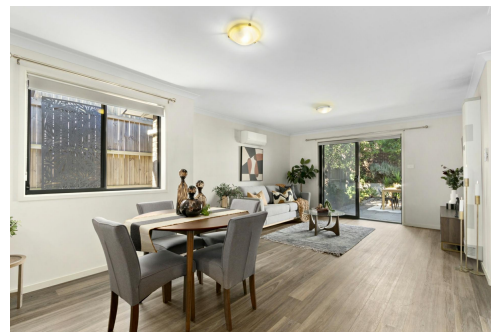
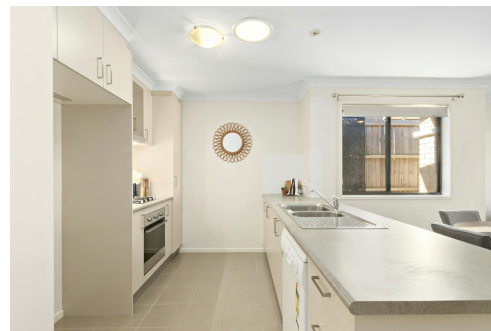
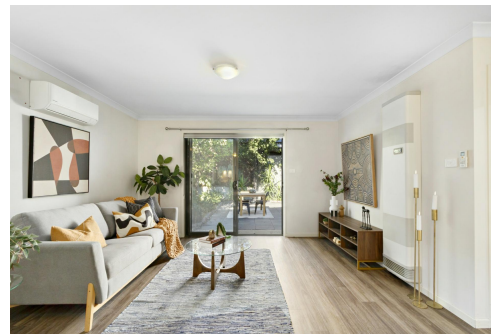
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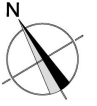
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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