



## Ngunnawal, 39 Karrugang Circuit

First home buyers, investors, downsizers...

Why You'll Want to Call This Home

This single-level home on a desirable corner block offers a newly renovated kitchen and laundry (2022) that add a fresh, modern touch. The converted garage provides extra flexible space, perfect for a home office or studio, with the option to easily revert it back. Combining practicality and potential, this home is ready for you to move in and enjoy.

This three-bedroom duplex home is a must-see, offering an excellent location just a short drive to local shops, schools, and Gungahlin Marketplace.

The property features an open-plan living area, a two-way bathroom, and built-in robes in all bedrooms. The kitchen and laundry were updated in 2022, providing a fresh, modern look for everyday convenience.



**For Sale**  
\$709,000+

**View**  
By Appointment

**Contact**  
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**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.

EER ★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

Additional features include a newly installed Colorbond carport and new carpet throughout, adding even more value and appeal.

The single garage has been converted into a study/flexible room, making it perfect for a home office or additional living space, while still allowing for easy conversion back to a garage if needed.

The brand new kitchen with modern appliances ensures functionality and style for everyday cooking. To ensure year-round comfort, split system air conditioners have been installed throughout the home.

Outside, the property offers both front and back courtyards, ideal for relaxing, entertaining, or creating a private garden space.

With its combination of comfort, practicality, and location, this home is perfect for those entering the market or looking for a smart investment.

Features include:

- Three-bedroom duplex home
- Updated kitchen and laundry (2022)
- Split system air conditioning in lounge and main bedroom
- Garage converted to study (easily reverted back)
- Gas cooking
- Open-plan living area
- Two-way bathroom
- Built-in robes in all bedrooms
- Front and back courtyards
- Excellent location close to shops, schools, and Gungahlin Marketplace

More stats you'll want to know&#x2026;

Year built: 1994

Living size: 93 sqm

Block size: 270 sqm

EER: 4.0



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## More About this Property

<b>Property ID</b>	351FGCY
<b>Property Type</b>	House
<b>House Size</b>	93 m <sup>2</sup>
<b>Land Area</b>	270 m <sup>2</sup>
<b>EER</b>	4
<b>Including</b>	Air Conditioning Tiles Carpet Gas Hotwater Corner Block Newly Renovated Kitchen/Laundry Converted Garage

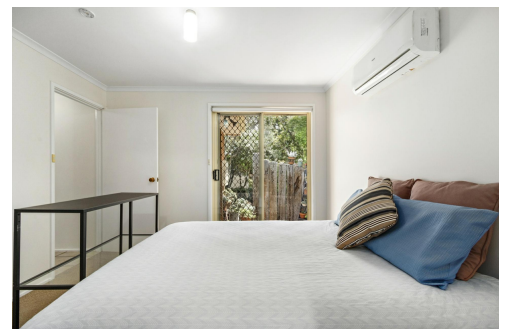
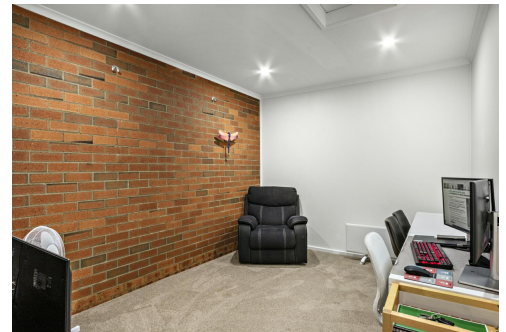
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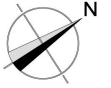
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

39 Karrugang Circuit, Ngunnawal

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