



Ngunnawal, 4 Maynard Street

Make your move to Maynard!

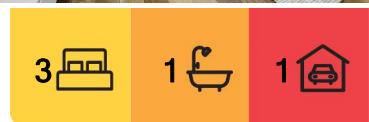
Nestled in a sought-after suburb, this gorgeous three-bedroom home is the perfect first step into the property market. Offering a practical floorplan designed for comfortable living, it features three well-proportioned bedrooms, inviting living spaces, and a functional layout that suits a variety of lifestyles. Whether you're a young family, a couple, or an individual looking for a place to call your own, this home delivers the ideal blend of comfort and convenience.

One of its standout features is its fantastic location-just a short stroll to a nearby playground, providing the perfect spot for kids to play or for you to enjoy the outdoors. The low-maintenance yard and gorgeous courtyard off the master room offers just the right balance of space to relax without the burden of extensive upkeep, making it a great choice for busy first-home buyers.

Positioned in a quiet, family-friendly neighbourhood, you'll enjoy easy access to local



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
By Negotiation

View
ljhooker.com.au/3553GCV

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

Steph Hunt
0403 524 615
shunt@ljhgungahlin.com.au

EER ★★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

schools, shops, and public transport, ensuring everyday convenience at your doorstep. This is a rare opportunity to secure a home in a high-demand area, perfect for those looking to establish themselves in a welcoming community. Don't miss your chance to make this fantastic property your own!

The features:

- 3 bedrooms, 1 bathroom, 1 car garage
- Single level home in prime location
- Master bedroom with a gorgeous courtyard
- Functional and great sized kitchen
- Light filled living and dining spaces
- Large two way bathroom
- Gas cooktop and electric oven
- Split system for all year-round comfort
- Garage with internal access
- Vacant possession, so no need to wait for owners or tenants to relocate
- Family friendly location, opposite a popular park, close to all of Ngunnawal's amenities, local shops, bus stop, parks and schools
- NBN fibre to the premises

The numbers:

- Block size: 378m²
- House size: 116m² (96m² of living + 20m² garage)
- EER: 5.5
- Built: 1996
- Rates: \$2403 per annum
- Land tax (if rented): \$3777 per annum
- Estimated rental return: \$570 - 595 per week

More About this Property

Property ID	3553GCY
Property Type	House
House Size	116 m ²
Land Area	378 m ²
EER	5.5
Including	Gas Cooking

Carly Clough 0419 296 458

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

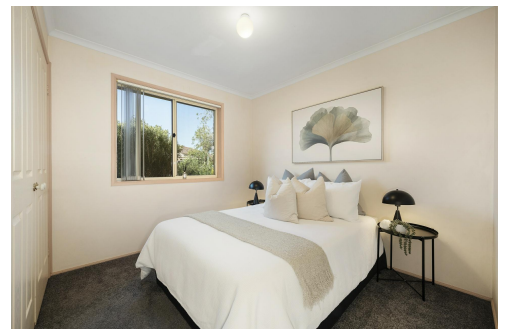
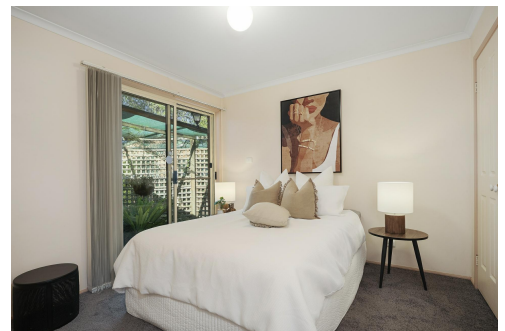
Steph Hunt 0403 524 615

Sales Associate to Carly Clough | shunt@ljhgungahlin.com.au

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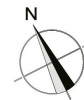
Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



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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.

4 Maynard Street, Ngunnawal

Produced by DIAKRIT