



Ngunnawal, 4 Miago Court

The Perfect Place to Plant Roots!

From the moment you step inside, this beautifully presented three bedroom home welcomes you with warmth and character. Freshly painted with new carpets throughout, it's ready for you to move straight in and enjoy.

The spacious, sunlit living and dining areas provide a comfortable setting for quality time together, while large windows offer a clear view of the backyard - perfect for keeping an eye on the kids as they play outside. The modern kitchen complete with a gas cooktop, electric oven, and breakfast bar accommodates the whole family and makes everyday living effortless. Generously sized bedrooms provide plenty of space, and with both ceiling fans and split system heating and cooling, year-round comfort is guaranteed.

Outdoors, this home truly shines. Step out onto the deck, an entertainer's delight! Perfect for summer BBQs with friends and family, or start the day with a hot cup of coffee soaking up the morning sunshine. The backyard is surrounded by mature leafy gardens and being



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
\$699,000+

View
ljhooker.com.au/35BFGCY

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fully fenced offers privacy and security, ideal for kids or pets.

Positioned in a sought-after pocket of Ngunnawal, you'll love the easy access to green walking belts, local parks, schools, shops, and all the conveniences of Gungahlin just minutes away. A short drive takes you to Casey Marketplace, where you'll find Aldi, Supabarn, multiple cafés, Anytime Fitness, and the popular Casey Jones Pub. Gungahlin Marketplace are also within easy reach, along with quality schools and recreational facilities.

The features:

- 3 bed, 1 bath, 1 garage + additional parking options
- Beautifully presented and vacant, making it ready for its new owners to walk straight in
- Fantastic sized bedrooms
- Modern and updated kitchen with gas cooktop, electric oven and breakfast bar
- Light filled living and dining spaces
- Fresh carpet and paint throughout
- Lovely outdoor spaces with a deck off the living and a dining alfresco area
- Desirable backyard with full fencing and mature leafy gardens
- Ceiling fan in the living area and master room
- Split system and gall wall furnace heater
- Family friendly location, close to all of Ngunnawal's amenities, local shops, bus stop, parks and schools
- NBN fibre to the premises

The numbers:

Block size: 387m²

House size: 114m² (93m² of living + 21m² garage)

EER: 5.0

Built: 1996

Rates: \$635pq

Land Tax (Investors Only): \$910pq

Estimated Rental Return: \$570 - \$600 per week



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More About this Property

| | |
|----------------------|---|
| Property ID | 35BFGCY |
| Property Type | House |
| House Size | 114 m2 |
| Land Area | 387 m2 |
| EER | 5 |
| Including | Air Conditioning Gas wall furnace Gas cooking Two way bathroom |

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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 Miago Court, Ngunnawal

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