



4 Wimbaliri Street, Ngunnawal

Space, Style & Convenience

FIND. Nestled in a peaceful, family-friendly pocket of Ngunnawal, this modern, move-in-ready home delivers the perfect blend of style, comfort, and convenience. Designed with a functional and flexible layout, it offers an ideal space for growing families. Positioned for both tranquillity and accessibility, this property is set within a welcoming community and just minutes from local parks, shops, schools, and public transport.

LOVE. Spread across a thoughtfully designed single level, the home features four spacious bedrooms, including a master with ensuite, a modern bathroom, and a bright, open-plan living area that flows seamlessly into outdoor entertaining spaces. The contemporary kitchen, equipped with high-quality appliances, makes family meals and entertaining effortless. Step outside to discover low-maintenance gardens and a private outdoor area perfect for gatherings or relaxing weekends.

LIVE. This home offers unparalleled convenience with easy access to local shopping centres, schools, and parks. Families will appreciate nearby public transport links, community facilities, and recreational spaces, making day-to-day life simple and enjoyable.

ABOUT THE AREA

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.

4 2 2

FOR SALE
\$980,000-\$1,040,000

AGENTS

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AGENCY

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LJ Hooker

Local Transport:

- Bus services to Civic and Belconnen
- Quick access to main arterial roads

Shopping & Dining:

- Ngunnawal Shopping Centre
- Nearby cafes and restaurants
- Gungahlin Marketplace within easy reach

Schools:

- Ngunnawal Primary School
- Gold Creek School
- Good Shepherd Catholic Primary

OVERVIEW:

- 4 bedrooms with built-in robes, master with ensuite & walk-in-robe
- 2 bathrooms
- Double car garage with internal access
- Contemporary kitchen with high-end appliances
- Low-maintenance outdoor area
- Freshly painted with modern finishes
- Ducted heating & cooling

SIZE / RATES:

Land Size: 432sqm approx.

Living Size: 130sqm approx.

EER: 4.5

Year Built: 2014

Rates: \$2,717 p.a approx

Land Tax: \$3,893 p.a approx

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MORE DETAILS

Property ID	1HX6F9U
Property Type	House
House Size	130 m2
Land Area	432 m2
EER	4.5

Eoin Ryan-Hicks 0424 042 419

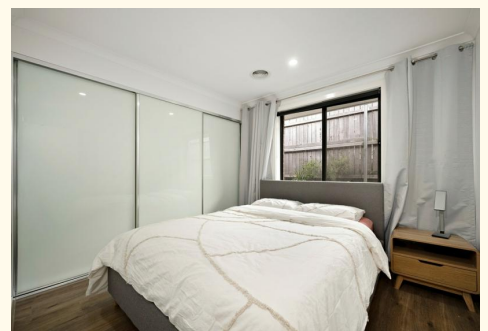
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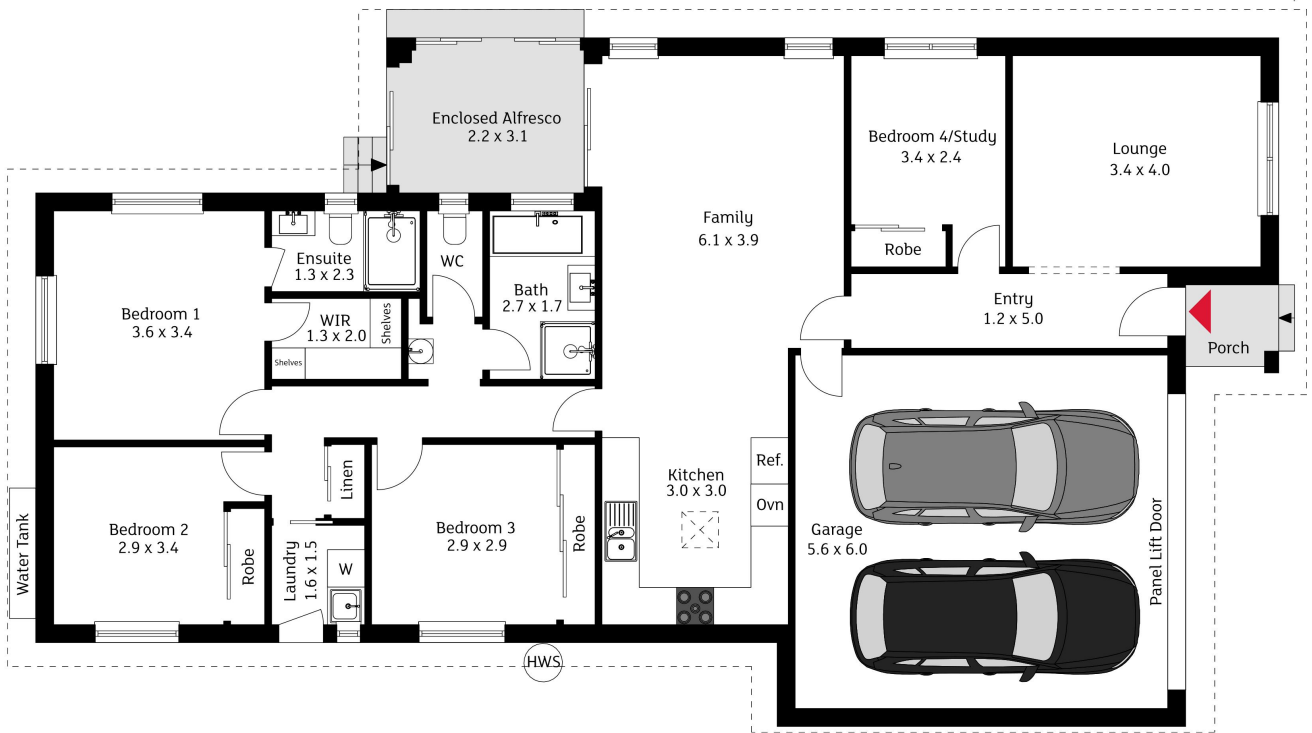
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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