



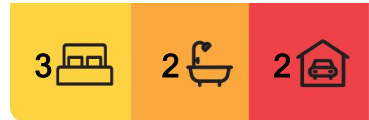
Ngunnawal, 4 Yirawala Street

Effortless Living. Elevated Style. Only on Yirawala.

Step into a home that blends contemporary convenience with smart, family-friendly design. This beautifully refreshed three-bedroom, two-bathroom residence has been thoughtfully updated to deliver style, comfort, and everyday functionality.

At the heart of the home is a modern, upgraded kitchen with ample bench and cupboard space - ideal for preparing home-cooked meals and entertaining with ease. The open-plan living and dining areas cater to a variety of lifestyles and are finished with durable tiles and crisp white shutters, creating a warm and inviting atmosphere.

Step through to the sunroom - a true entertainer's delight or the perfect spot to unwind with a book or a glass of red. Outside, the low-maintenance gardens ensure your weekends are spent relaxing, not working, while the covered double carport provides plenty of room for vehicles and storage. There's also extra off-street parking, perfect for a caravan, boat, or 4x4.



For Sale
Please Call

View
ljhooker.com.au/35N9GCV

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EER ★★★★★



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.

LJ Hooker Gungahlin
(02) 6213 3999

From the moment you walk through the door, you'll feel the comfort and care that makes this more than just a house - it's a place to truly call home. Positioned in a quiet, family-friendly street, you're just moments from local schools, parks, shops, and public transport, offering the perfect balance of lifestyle and convenience.

A short drive takes you to Casey Marketplace, where you'll find Aldi, Supabarn, cafés, Anytime Fitness, and the popular Casey Jones Pub. Ngunnawal Shops and Gungahlin Marketplace are also close by, along with quality schools and recreational facilities.

Features:

3 bedrooms and 2 bathrooms

Master bedroom with ensuite

Bedrooms 2 & 3 serviced by main bathroom with separate toilet

Modern kitchen with breakfast bar

Family-friendly open-plan living and dining

Dedicated study/work-from-home space

Ducted reverse cycle heating and cooling

16 solar panels

Separate laundry with external access

Covered double carport plus additional parking, both on street and a drive through area perfect for trailers or caravans

Quiet location, close to schools, shops, parks & transport

The Numbers:

Block size: 397m²

Living: 135m² approx.

EER: 4

Year built: 1993

Rates: \$2,409 approx. p.a.

Land tax (if rented): \$3,646 approx. p.a.

Estimated rental return: \$680 - \$700 per week



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More About this Property

Property ID	35N9GKY
Property Type	House
House Size	135 m2
Land Area	397 m2
EER	4
Including	Solar Panels Sunroom Storage Shed

Carly Clough 0419 296 458

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

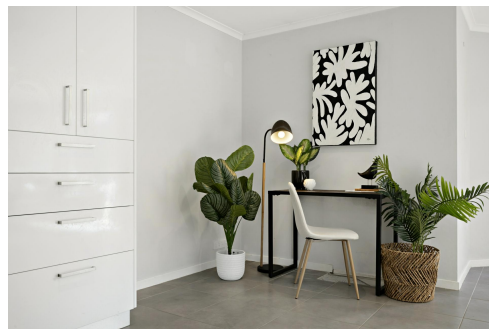
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