

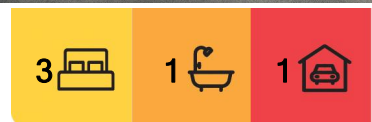
## Ngunnawal, 41 Karrugang Circuit

Low-maintenance home with so much more

Whether you're ready to break into the property market, downsize with ease or add to your property portfolio, this low-maintenance three-bedroom home ticks all the boxes. Bright, spacious and in a great family location, it's the perfect place to call home.

Bright and airy living inside and out: Sunlight streams into the living area, creating a warm and welcoming place to relax. The open-plan meals and kitchen area keep things connected, so you can cook, chat and unwind with family and friends. The practical kitchen has loads of bench space, plenty of storage and an electric oven and cooktop. Slide open the glass doors and step out to your private courtyard-ideal for morning coffees, weekend barbecues, or soaking up the sun.

Three bedrooms, one clever bathroom: The main bedroom comes with built-in robes, a ceiling fan, and direct access to the two-way bathroom-it's like having an ensuite without the extra cleaning! Two more bedrooms ensure room for kids, guests or a home office. The



**For Sale**  
\$649,000+

**View**  
[ljhooker.com.au/CHFHQH](http://ljhooker.com.au/CHFHQH)

**Contact**  
**Sally McCallum**  
0410 835 087  
[sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren**  
0424 288 717  
[Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

EER ★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100



**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.

bathroom is accessible from both the main bedroom and hallway for easy convenience.

Lifestyle location: Close to Casey Market Town and the coveted Casey Supabarn, Ngunnawal Primary School, with Gunghalin town centre, parks and transport all close by, this location ensures a low stress lifestyle. Whether you're starting out or looking for a no-fuss investment, this is a fantastic opportunity. Don't miss out-get in touch today to arrange an inspection!

Why you'll love it:

- Versatile three-bedroom home on quiet street
- North east light filled living areas including lounge and meals area
- Practical kitchen with electric cooktop and oven and plenty of bench and storage space
- Spacious and private courtyard and rear garden with side access and garden shed
- Comfortable master bedroom with built-in robes and bathroom access
- Two more bedrooms both with built in robes
- Well maintained family bathroom with skylight, separate bath and shower
- Single garage with remote entry, plus driveway and additional side parking
- Reverse-cycle air conditioning to living space and fan in master bedroom
- Separate laundry

- Living space: 93m<sup>2</sup>
- Garage: 19.84m<sup>2</sup>
- Block size: 282m<sup>2</sup>
- House built: 1994
- Rates: \$2285 per annum
- Land Tax: \$3015 per annum
- EER: 2.5 Stars
- Rental estimate: \$550 - \$570 per week

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



**LJ Hooker Tuggeranong**  
**(02) 6189 0100**

**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.

## More About this Property

<b>Property ID</b>	CHFHHQ
<b>Property Type</b>	House
<b>House Size</b>	93 m2
<b>Land Area</b>	282 m2
<b>EER</b>	2.5

### Sally McCallum 0410 835 087

Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

### Andrew Curren 0424 288 717

Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

### LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



**LJ Hooker Tuggeranong**  
**(02) 6189 0100**

**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.



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.

41 Karrugang Cct, Ngunnawal ACT (2913)

Produced by DIAKRIT