



## Ngunnawal, 42 Arabanoo Crescent

Great value 4 bedroom home on 700sqm block!

Auction Sat, 22nd of Feb at 10:00am. Offers prior are welcomed, please contact Olivia on 0478 653 447 for more information.

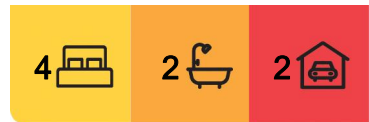
Set on a large 696sqm block, this generous 4-bedroom home has been designed with family in mind. Putting a focus functionality with multiple living spaces including a sunny front lounge room, plus an open plan dining and family space, this home is a must inspect.

Living in Ngunnawal means being part of a friendly community with so many local amenities at your fingertips. Offering a relaxed family friendly lifestyle, there are plenty of schools and local shops within walking distance plus the Gungahlin Town Centre is just a few minutes' drive down the road.

- Single level 4-bedroom family home
- Fresh paint and brand-new carpets throughout



**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**  
\$800,000+

**View**  
[ljhooker.com.au/34RHGCY](http://ljhooker.com.au/34RHGCY)

**Contact**  
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EER ★★★★★

**LJ Hooker Gungahlin**  
**(02) 6213 3999**

- Separate formal living and dining plus open plan dining and family room
- Generous kitchen with ample bench & storage space plus gas cooking
- Segregated master bedroom with ensuite and walk-in robe
- Other bedrooms feature built in robes and are serviced by the main bathroom with bath tub and separate toilet
- Ducted gas heating
- Full size laundry
- Huge backyard and covered outdoor pergola
- Double garage plus additional off-street parking
- Located minutes from Gungahlin Town Centre, plus local primary and secondary schools

Quick stats:

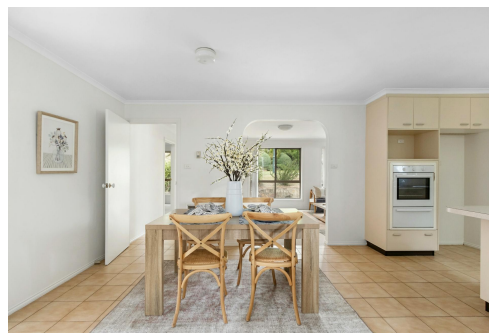
- Block size: 696sqm approx.
- Total residence: 190sqm approx.
- Year built: 1994
- UV: \$462,000 (2023)
- Rates: \$662pq approx.
- Land tax (investors only): \$1051pq approx.
- EER: 3.0

## More About this Property

<b>Property ID</b>	34RHGKY
<b>Property Type</b>	House
<b>Land Area</b>	696 m2
<b>EER</b>	3

**Olivia Fairweather 0478 653 447**  
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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.

Produced by DIAKRIT