



51 Maynard Street, Ngunnawal

The One with the Deck and the View

There's something about 51 Maynard Street that just feels easy.

Maybe it's the way the home sits quietly behind a long driveway, framed by manicured greenery and hedges that give you that little bit of privacy from the world. Or maybe it's what waits out the back… but we'll get to that.

You're welcomed by fresh tiling that runs through all the spaces, creating a home that flows well. It's light, it's inviting, and it's the kind of space that doesn't need a lot of effort to feel at home.

The three bedrooms are all well sized, each fitted with Venetian and roller blinds. As well as double glazed windows throughout and reverse cycle heating and cooling so everyone's comfortable year-round. The flooring shifts here to a warm timber-look finish, adding a softer, cosier feel where it matters most.

The master bedroom is a bit of a favourite. Positioned to the front of the home, there's a walk-in robe, and a subtle arched entry that adds just enough character without overdoing it. It flows through to a beautifully renovated ensuite, complete with floor-to-ceiling tiling, a

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FOR SALE
Auction

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floating vanity, built-in shelving and a skylight that brings in the loveliest natural light.

The main bathroom sits centrally to the other bedrooms and follows the same thoughtful design, with textured finishes and a separate toilet close by for everyday practicality.

When you move to the back of the home, you'll find the beautiful place where memories are made.

The open plan living, dining and kitchen area is where everything comes together. It's spacious, filled with natural light and designed in a way that just works, whether it's quiet nights in or a full house on the weekend.

The updated kitchen offers plenty of storage, a four burner gas cooktop, generous fridge space and an island bench that naturally becomes the gathering point.

All this flows seamlessly to the outdoor deck. It's one of those spaces you'll keep coming back to - covered, generous in size and fitted with skylight panels, fans and lighting, it's set up for long lunches, slow mornings and everything in between.

And the views!! You're backing the famous Bucentennial Trail, Australia's longest marked trail! From the kitchen, living area and deck, you're looking out across uninterrupted greenery. No rooftops, no interruptions, just open space that changes with the seasons. It's peaceful, it's private, and it's something you'll appreciate every single day.

The backyard continues the theme of easy living. Tiered for practicality, it offers a flat grassed area, paved sections, a shed, garden beds and a neatly tucked away clothesline.

And then, quietly off to the side, there's a little bonus. Tucked beside the enclosed carport is a separate studio space that can become whatever you need it to be. A home office, a creative corner, a quiet place to step away for a while. It's one of those features you don't realise how much you'll use until you have it.

The enclosed carport itself is fully secure with remote access and drive-through capability, making day-to-day living that little bit easier. To add to the list of functionalities solar is already suited on the property to save on the energy bills.

Ngunnawal continues to be a favourite for good reason, and this location makes it even better. The locals know there are beautiful walks through Wednigo woods, Ginninderra pond, Yerrabi pond & the Ngunnawal Hill Reserve. You're just a 3 minute drive or a 12 minute walk to Ngunnawal Primary School, and only 9 minutes to Gungahlin Marketplace for everything from groceries to coffee runs and medical centres.

BRIEF

- Double enclosed carport with remote access and drive-through access
- Fresh tiling through main living areas and bathrooms
- Double Glazed windows
- Open plan living, dining and kitchen
- Renovated bathrooms with skylight to ensuite
- Master with walk-in robe and feature arch
- Reverse cycle heating and cooling throughout
- Large covered deck with skylights, fans and lighting
- Uninterrupted views over greenery and backing the famous Bicentennial trail

- Tiered backyard with grass, paving, garden beds and shed
- Separate outdoor studio / flexible space
- Walks include: Hill reserve, Mulligans Flat, Gungahlin Pond, Yerrabi pond, Percival Hill and parts of the Bicentennial trail
- 3 mins to Ngunnawal Primary School
- 9 mins to Gungahlin Marketplace for cafes, medical centre, gym, shops
- 3 minutes to Casey Market Town
- 5 mins to John Paul College
- 8 mins Gold Creek School
- 6 mins to Holt spirit primary school

RATES/SIZE

Land Size: 382sqm approx.
 Living Size: 103sqm approx.
 Rates: \$2,728 p.a approx.
 Land Tax: \$4,426 p.a approx.
 EER: 6.0

MORE DETAILS

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| Property ID | 1J18F9U |
| Property Type | House |
| House Size | 109 m2 |
| Land Area | 382 m2 |
| EER | 6 |
| Including | Study Air Conditioning Ducted Cooling Ducted Heating Alarm Intercom Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Solar Hot Water |

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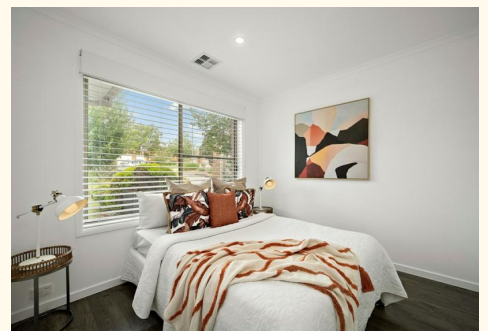
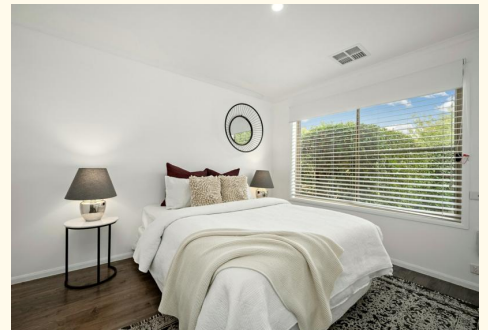
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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