



53 Gurrang Avenue, Ngunnawal

Family Friendly Living

Refreshed and ready to move in this home offers an outstanding opportunity to secure a home in one of Gungahlin's most family friendly and popular suburbs.




Featuring a practical layout for easy living, with generous indoor spaces and a seamless connection to the outdoors. Large windows ensure the house is light filled creating a warm and welcoming feel. While easy access to the private yard provides the perfect setting for entertaining and enjoying family life.

Three bedrooms have robes with the master bedroom featuring a walk-in robe and ensuite. The kitchen is complete with all appliances and plenty of bench and cupboard space.

Delivering on everyday convenience. Ideally positioned close to local schools, shops and parks, and a short drive away from the Gungahlin Town Centre.

- Painted and refreshed inside with new carpet
- Spacious open plan living and dining
- Functional kitchen and meals with ample storage
- Three bedrooms with robes, master with ensuite
- Network cabling throughout the house
- Private established garden and entertaining 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.

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FOR SALE
Auction

AGENTS

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AGENCY

LJ Hooker Belconnen
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- Solar
- Ducted reverse cycle heating and cooling
- Double garage with internal access
- Off street parking
- Roof recapped and painted
- Proximity to transport, local shops, schools and the Gungahlin Town Centre

- Build Year: 1995
- Land Size: 468sqm
- Property Size: 166sqm | Living: 128sqm | Garage: 38sqm
- EER: 3.5
- Rates: \$2,871 p.a.
- Land Tax (investor): \$4,838 p.a.
- Unimproved Land Value: \$421,000

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.

MORE DETAILS

Property ID	HP0Q4F8H
Property Type	House
House Size	166 m2
EER	3.5

George Vlandis 0437 398 774

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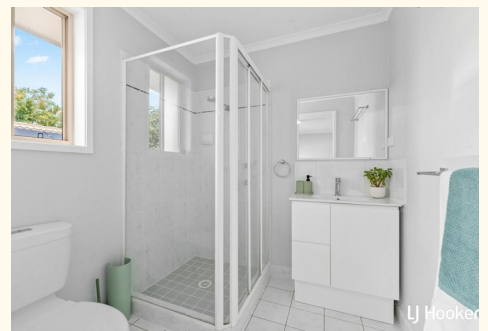
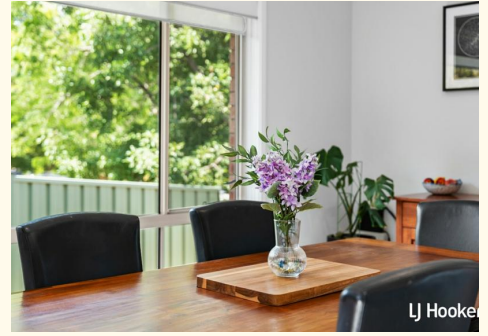
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.