



Ngunnawal, 6 Noble Close

Separate titled and upgraded throughout!

Imagine a home where every detail has been thoughtfully designed to offer both style and comfort. Welcome to 6 Noble Close - a residence where all that's left for you is to turn the key and start creating memories.

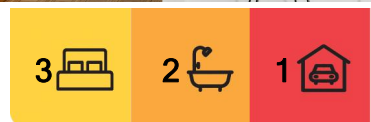
This separate titled home stands out with separate living areas and breath taking balcony views stretching towards Black Mountain and beyond. It's a rare gem that combines everything you could desire in a home, and then some.

This exceptional property has been elevated to new heights, showcasing a unique tri-level floor plan that radiates sophistication. With three spacious bedrooms, two pristine bathrooms, and a convenient powder room on the lower level, this home provides all the space you need for relaxed, modern living.

You'll be enchanted by the elegant parquet flooring and the charming timber stairwell that



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
\$729,000+

View
ljhooker.com.au/34J1GCY

Contact
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EER ★★★★★

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infuses the home with character and warmth. Fresh, brand-new carpets throughout add a modern touch, making this home feel like new, yet nestled in a well-established, sought-after neighbourhood. The position of this home is superb being located within one of Gungahlin's most established and reputable suburbs, with local shops within close proximity and the Gungahlin Town Centre only moments away.

Step outside to find a private, low-maintenance garden, featuring a kiwi vine and pomegranate bush providing delicious seasonal fruit. This charming outdoor space is perfect for relaxed living with minimal upkeep. Beyond your back fence, serene parkland extends the beauty of your backyard, offering a peaceful retreat just steps away.

Don't miss your chance to call this your new home - a place where every day feels extraordinary. Contact us today to arrange your private viewing. The home is ready for you, and so are we!

FACT and FEATURES and just that little bit more -

- 3 bedrooms, 2.5 bathrooms
- NO body corporate
- Split system for summer and winter comfort
- VIEWS from your own balcony to enjoy
- Updated bathroom, ensuite, and kitchen with new appliances
- New carpet and paint throughout
- Loads of additional parking options
- NBN Fibre to the premise
- Street access from the rear yard
- Convenient location close to all of Gungahlin's amenities
- 209sqm land size
- Built in 1994
- Rates: \$2239.00 per annum approx
- Land Tax: \$3209.00 per annum approx
- UV: \$351,000
- Weekly rental estimate: \$600 - \$625



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More About this Property

Property ID	34J1GCY
Property Type	House
Land Area	209 m ²
EER	3.5
Including	Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

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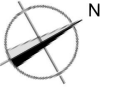
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Ground Floor



First Floor

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.

6 Noble Close, Ngunnawal

Produced by DIAKRIT