



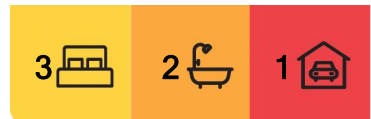
## Ngunnawal, 7 Gulwan Street

### CHARMING FAMILY GEM

Explore this immaculate home nestled in the highly sought after suburb of Ngunnawal, just a stone's throw away from shops, schools and the main arterial roads. This home is ideal for first home buyers, young families, investors, or those seeking a downsized living experience —all conveniently on a single level!

Featuring a practical and well-designed floor plan, the home consists of three spacious bedrooms, all with mirrored built in wardrobes. The master bedroom is serviced by an ensuite and the main bathroom features a bath, shower and separate WC. The kitchen boasts plenty of space for all your culinary needs, with a gas cooktop and two pantries. STORAGE GALORE!

The indoor living space flows out onto a large covered outdoor entertaining area catering for birthdays, special occasions and family celebrations. The owners have even added television ports for those inclined to have guests over for grand final weekends or other



**For Sale**  
\$795,000+

**View**  
[ljhooker.com.au/33RTGCV](http://ljhooker.com.au/33RTGCV)

**Contact**  
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EER ★★★★★

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



**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.

major sporting events. The outdoors continues to impress with a well-maintained grassed back yard, surrounding florals, a vegetable patch to make your own and a garden shed to store all your equipment and tools.

The position of this home is superb being located within one of Gungahlin's most established and reputable suburbs. It is family friendly with the Early Learning Centre and Ochre Medical Centre within walking distance, as well as the Casey Marketplace offering an abundance of shops, restaurants, gyms and cafes. The Ngunnawal shops are within close proximity and the Gungahlin Town Centre is just a few minutes' drive.

This residence is a rare gem —the perfect blend of practicality and affordability all within the ever-popular Ngunnawal. Vacant and with fresh paint and new carpet throughout, you can walk straight into a new chapter!

Features:

- \*Single level family home
- \*Freshly painted and new carpet throughout
- \*Three bedrooms, all with mirrored built in robes
- \*Ensuite to the master and main bathroom with shower, bath and separate WC
- \*Kitchen with gas cooktop and an abundance of storage
- \*Secure backyard with grassed area, established gardens, vegetable patch and garden shed
- \*Large undercover entertaining area
- \*Single garage with internal access, plus additional parking options
- \*Gas wall furnace and reverse cycle split system in the living/dining
- \*Window furnishings throughout
- \*Electric hot water system
- \*NBN fibre to the premises

Land Size: 350m<sup>2</sup>

Living Size: 114m<sup>2</sup>

Garage: 21m<sup>2</sup>

Year built: 2014

Rates: \$2,398.00

UV: \$397,000

EER: 3.5



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## More About this Property

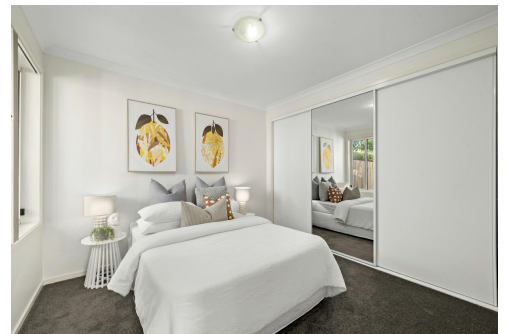
<b>Property ID</b>	33RTGCV
<b>Property Type</b>	House
<b>House Size</b>	114 m <sup>2</sup>
<b>Land Area</b>	350 m <sup>2</sup>
<b>EER</b>	3.5
<b>Including</b>	Air Conditioning

### Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

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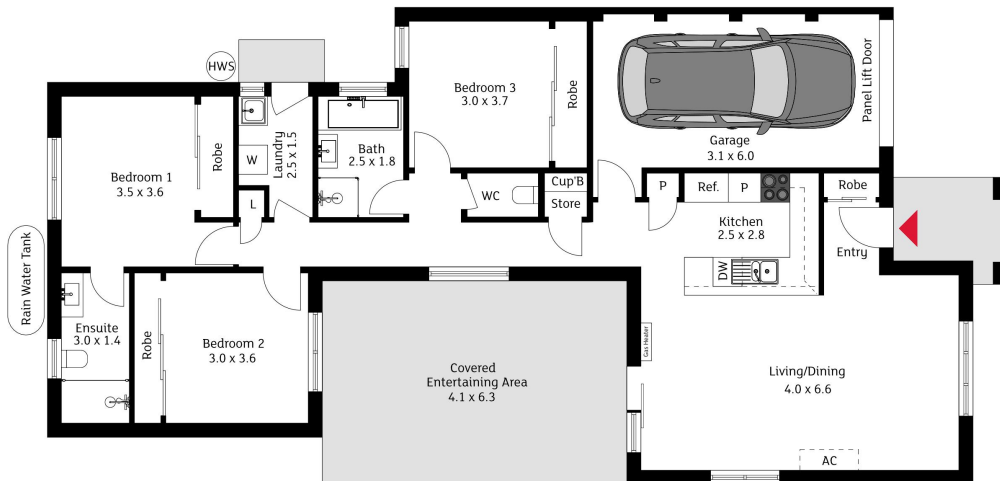
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Site Plan



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.

7 Gulwan Street, Ngunnawal ACT 2913

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