






7 Kubbadang Street, Ngunnawal

Modern Design, Warm Interiors & Seamless Entertaining

Set within one of the region's newer residential pockets, this address delivers the kind of lifestyle that continues to resonate strongly with modern buyers, peaceful streets, contemporary homes, family-friendly surroundings and a genuine sense of space. Positioned opposite parkland, the home immediately impresses with its modern fae, clean architectural lines and low-maintenance landscaping, creating a warm yet refined first impression.

Thoughtfully designed for practical everyday living, the single-level floorplan offers a seamless connection between the living spaces, accommodation and outdoor entertaining zones. The generously sized main suite provides a quiet retreat, complete with a walk-in robe and ensuite, while the additional bedrooms all have built in robes.

At the heart of the home, the kitchen has been designed as both a functional workspace and a natural gathering point. Stone benchtops, quality stainless steel appliances, induction cooking and an oversized island bench create a space equally suited to busy weekday mornings and relaxed weekend entertaining. Natural light filters beautifully through the open-plan living and dining area, complemented by oversized windows and soft neutral tones that enhance the inviting

3  2  2 

FOR SALE
\$920,000+

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

atmosphere throughout.

A separate lounge positioned at the front of the home adds valuable versatility, offering the perfect space to unwind, work from home or enjoy quieter evenings away from the main living zone. Practical features including a walk-in pantry and internal garage access further enhance the home's everyday ease and functionality.

Stepping outside, the covered timber alfresco deck extends the living experience effortlessly outdoors. Framed by established gardens and designed for low-maintenance enjoyment, the space offers a private setting for long lunches, summer evenings with friends or quiet mornings in the sun. The backyard provides the easy-care appeal many buyers are seeking.

AT A GLANCE

- Contemporary single-level home with modern street appeal
- Three bedrooms, including a main suite with walk-in robe and ensuite
- Multiple living zones including a separate lounge room
- Open-plan kitchen, dining and family area
- Stone benchtops, induction cooking and walk-in pantry
- Main bathroom with separate WC
- Ducted heating and cooling
- Large covered timber entertaining deck
- Double garage with internal access
- maintenance landscaped block in a family-friendly location
- Opposite parkland

THE NUMBERS

Land size: 413 m²

Living size: 149 m²

Rates (Residential): \$2,727 pa approx.

Land Tax (Residential): \$4,426 pa approx.

Built: 2014

UV: \$386,000

EER:

- Approx. 3 mins to Ngunnawal Village Shopping Centre for local shops and everyday convenience.
- Approx. 5 mins to Ngunnawal Primary School.
- Approx. 6 mins to Yerrabi Pond District Park with walking trails, playgrounds and picnic areas.
- Approx. 7 mins to Gungahlin Place and the Gungahlin Town Centre precinct for restaurants, cafés, supermarkets and light rail access.
- Approx. 8 mins to Gungahlin Place Light Rail Station sign connecting through to the City.
- Approx. 15 mins to Canberra City via Horse Park Drive and the Barton Highway.

EER 

MORE DETAILS

Property ID 36XNGCY
Property Type House
House Size 149 m2
EER 6
Including Ducted Heating

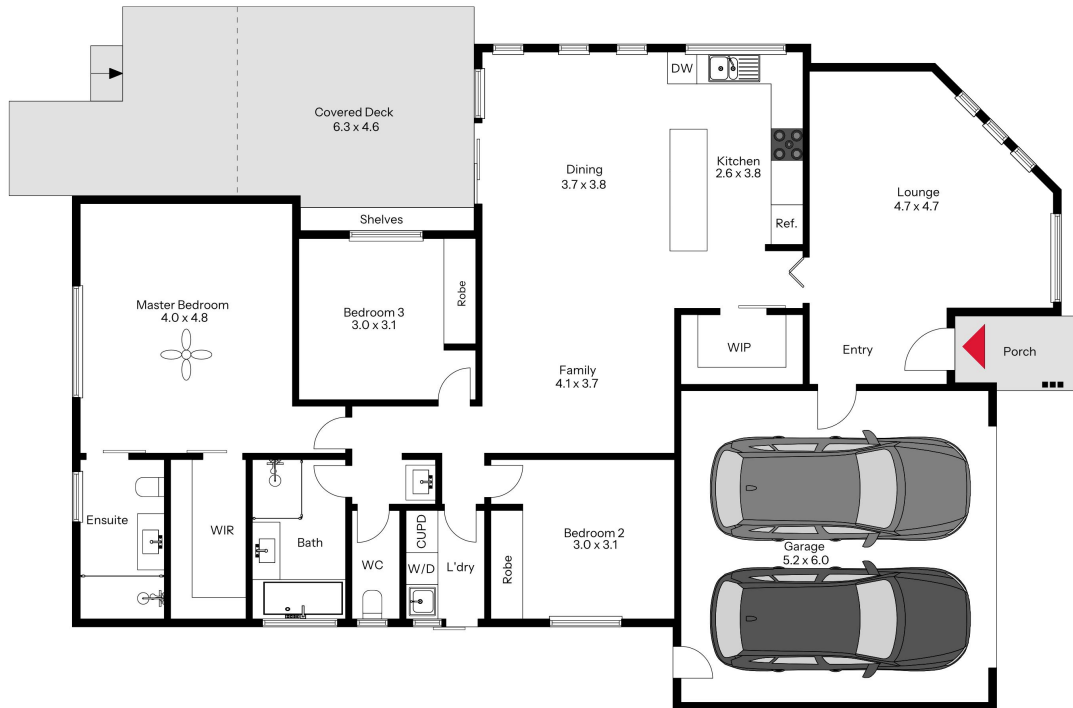
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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