



## Ngunnawal, 7 Noongale Court

Next Stop - Noongale!

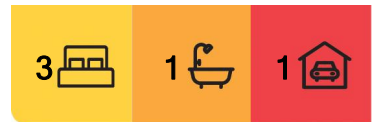
A home as loved and looked after as this single level house will no doubt sell quickly! It is in demand by many looking for their first home that is move-in-ready and with a low maintenance back yard but still with gardens to enjoy. It's neat and tidy inside and out, and ready for the new owners to move in, unpack and enjoy. Whether you be a first home buyer, investor or downsizer, don't miss this opportunity to view this delightful home!

An effective floorplan features 3 bedrooms and a light filled open plan kitchen, living and dining space. The outdoor area provides ample room for entertaining and relaxing, as well as space for children to explore.

Situated in one of Gungahlin's most sought-after suburbs, it is positioned within a peaceful and quiet cul-de-sac and close to the local schools, shops and transport. The bustling Gungahlin Town Centre and access to the light rail is only a short commute away, connecting you to the rest of Canberra.



**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**  
\$679,000+

**View**  
[ljhooker.com.au/34XHGCY](http://ljhooker.com.au/34XHGCY)

**Contact**  
**Carly Clough**  
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**Steph Hunt**  
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EER ★★★★★

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

The features:

- Separately titled and single level
- 3 great sized bedrooms
- Single lock up garage
- Modern and expansive kitchen
- Split system air conditioning and gas heating for year-round comfort
- Large outdoor and covered entertaining area
- Situated on a corner block providing ample amounts of parking options
- Native trees and flowering shrubs in full bloom
- Great proximity to local schools, shops, parks and public transport
- A short distance to Gungahlin Market Place, Yerrabi Pond, Light Rail
- NBN connectivity (Fibre to the Premises)

The numbers:

- Built: 1995
- Size: 108m<sup>2</sup> approx. (including garage)
- Land: 384m<sup>2</sup>
- EER: 1 star
- Rates: \$2,590 per annum approx.
- Land tax: \$4,067 per annum approx. (if rented)
- Rental appraisal: \$535 - \$550 per week approx. (conservatively)

## More About this Property

<b>Property ID</b>	34XHGCY
<b>Property Type</b>	House
<b>House Size</b>	108 m <sup>2</sup>
<b>Land Area</b>	384 m <sup>2</sup>
<b>EER</b>	1

### Carly Clough 0419 296 458

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

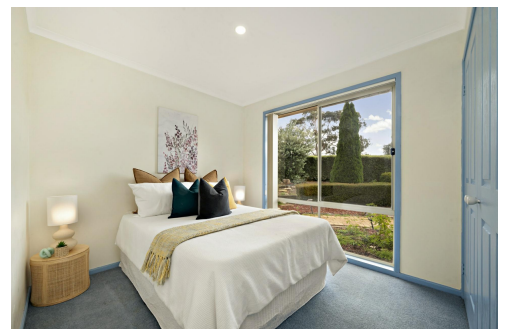
### Steph Hunt 0403 524 615

Sales Associate to Carly Clough | [shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

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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.

7 Noongale Court, Ngunnawal

Produced by DIAKRIT