

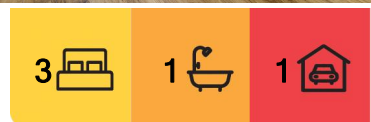


## Ngunnawal, 77 Bargang Crescent

### Quaint Residence Overlooking a Peaceful Park

Tucked away in a serene setting, this quiet home is perfectly nestled beside a tranquil park, offering a peaceful retreat from daily life. Large windows allow natural light to fill the home and create a warm, inviting atmosphere. Whether enjoying a lazy afternoon, or taking a leisurely stroll through the park, this home offers the perfect blend of comfort and nature right at your doorstep.

This charming 3-bedroom home features a functional floor plan designed for easy living. The open kitchen flows seamlessly into the dining area, making it perfect for both everyday meals and entertaining. Equipped with gas cooking, ample bench space, and plenty of storage, the kitchen is both practical and inviting. The bathroom, recently updated, includes floor to ceiling tiles and a separate bath and shower, offering a fresh and modern space. Each bedroom is well-proportioned with built in robes providing comfort and versatility to suit your needs. There is also a Separate laundry.



**For Sale**  
\$649,000+

**View**  
[ljhooker.com.au/1HKKZTF92](http://ljhooker.com.au/1HKKZTF92)

**Contact**  
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**EER** ★★★★★★



**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.

**LJ Hooker Dickson**  
(02) 6257 2111

Located in a sought-after neighborhood, this property is conveniently close to schools, parks, and shops. With easy access to major highways, commuting to work or exploring the surrounding areas is a breeze.

Block: 334 sqm

Internal: 102 sqm

Single car space

Key Features:

- 3 Bedrooms
- Updated bathroom with floor to ceiling tiles
- Separate shower and bath
- Separate living areas
- Gas cooking
- Reverse cycle air conditioners
- Fully enclosed private courtyard
- Storage shed
- Wooden floors
- NBN fibre to the premises
- Large corner block

Rate: \$2,151 pa

Land Tax: \$3,035 pa

## More About this Property

Property ID	1HKKZTF92
Property Type	House
House Size	102 m2
Land Area	334 m2
EER	5.5

**Andrew Grenfell 0424 858 529**  
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