



8 Gamburra Street, Ngunnawal

This is the one!

8 Gamburra Street, Ngunnawal is an immaculately presented three-bedroom, single level family home located within 1.5km of local schools and shops, on quiet street opposite park.

There is absolutely nothing to do except move in.




This superb home includes a combined formal living and dining, separate family room/meals area and a stunning, low-maintenance courtyard garden.

The kitchen is quite spacious and includes easy clean benches, gas cooktop, electric oven, dishwasher and plenty of cupboard space.

The main bedroom includes an ensuite and walk-thru closet. Bedroom two has built-in wardrobe.

The home also includes a large double lock-up garage (with drive thru access and internal access), exceptional garden shed (man cave) and a fully paved, low-maintenance garden.

There is also a gas wall furnace, evaporative cooler, continuous gas hot water and ducted vacuum

3  2  2 

FOR SALE
\$860,000+

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

For more information, please call: Jeff Shortland, 0417 483 627, or email Jeff.shortland@ljhooker.com.au

In brief:

Immaculately presented three-bedroom, ensuite home

- maintenance, paved courtyard garden

Two bathrooms

Formal living/dining

Separate family room/ meals area

Spacious kitchen

Easy-clean benches

Gas cooktop, electric oven & dishwasher

Ducted vacuuming

Gas hot water

Living: 144.24 sq/m

Pergola: 20 sq/m

DLUG with drive thru access: 42.19 sq/m + internal access

Total under roof: 206 sq/m

Garden shed: 18sq/m

Block: 396sq/m

Aspect: WSW

NBN: fttp

500m public transport

900m Holy Spirit Primary

1.4km Burgmann Anglican School

2.2 Gungahlin CBD and college

EER 5.5

General:

- UV \$400,000 (2024)
- Rates approx. \$2540
- Land tax: (investors only) \$4150
- Rental assessment tbc
- Strata: not applicable
- EER 5.5

MORE DETAILS

Property ID	3605GCY
Property Type	House
House Size	144 m2
Land Area	397 m2
EER	5.5
Including	Evaporative Cooling

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