



LJ Hooker



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9 Bamir Square, Ngunnawal

## Value Without Compromise

Fresh, functional and filled with natural light, this three-bedroom home delivers low-maintenance living in a location that puts everything within easy reach.

Freshly painted throughout and fitted with brand-new carpet, the home presents in immaculate condition inside and out. Sunlit living areas enhanced by timber flooring create a welcoming space to relax, while the seamless connection to the covered outdoor entertaining area ensures easy indoor-outdoor living year-round.

The well-sized kitchen is both practical and functional all flowing effortlessly into the meals area - perfect for everyday family living. The generous master bedroom offers a walk-through robe and convenient two-way bathroom access, while bedrooms two and three are both well-proportioned and include built-in robes. A proper full-sized laundry adds further practicality.

Set on approx. 368sqm block, the leafy backyard provides privacy and space. Ideal for first home buyers, downsizers or investors seeking a move-in-ready opportunity in a family-friendly location, this is a home that delivers both lifestyle and value.

Key features:

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.

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### AUCTION

Sat 16th May @ 10:00AM

### VIEW

Tue 28th Apr @ 5:00PM - 5:30PM

### AGENTS

George Vlandis  
0437 398 774  
gvlandis@ljhbelconnen.com.au

Anushka Poudel  
0405 220 461  
apoudel@ljhbelconnen.com.au

### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

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- Brand new carpet in bedrooms
- Timber flooring
- Fresh paint throughout
- Generous master with walk-through robe
- Two-way Bathroom
- Off-street Parking
- Both bedrooms with built-in robes
- Outdoor entertaining area
- 600m from Ngunnawal Shops
- 1.3km from Ngunnawal Primary School
- 1.9km from Casey Town Centre
- 3.5km from Gungahlin Town Centre

- Year Built: 1993
- Land Size: 368sqm
- Property Size: 98sqm
- EER: 3.5
- Rates: \$2,784 p.a.
- Land Tax: \$4,590 p.a. (investors only)

For further information contact George Vlandis 0437 398 774

**Disclaimer:**

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**MORE DETAILS**

Property ID	HP11SF8H
Property Type	House
House Size	98 m2
Land Area	368 m2
EER	3.5

**George Vlandis 0437 398 774**

Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

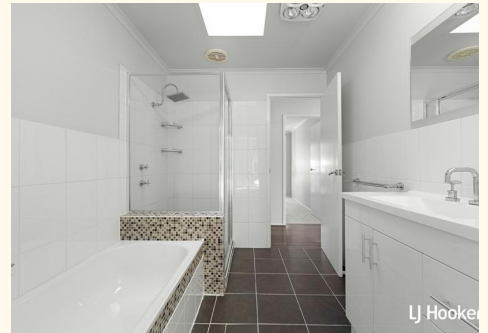
**Anushka Poudel 0405 220 461**

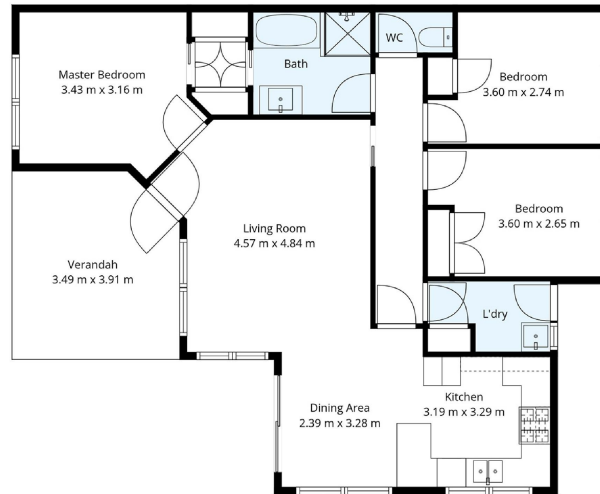
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*