



Ngunnawal, 9 Honyong Crescent

Hot property alert in Ngunnawal!

Positioned in the heart of ever-popular Ngunnawal, this gorgeous three-bedroom, two-bathroom home is the perfect first step into the property market or a solid next chapter for anyone chasing low-maintenance, laid-back living.

With a practical single-level floorplan, this home offers three well-proportioned bedrooms, a segregated master at the front for added privacy, and a light-filled living and dining space that flows effortlessly into the heart of the home - the functional kitchen with gas cooktop and electric oven.

But it doesn't stop there. From quiet mornings with a coffee in the private courtyard off the kitchen, to lively afternoons entertaining friends under the covered alfresco, this home is all about options.

And the perks keep coming:



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
By Negotiation

View
By Appointment

Contact
Carly Clough
0419 296 458
cclough@ljhgungahlin.com.au

Steph Hunt
0403 524 615
shunt@ljhgungahlin.com.au

EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

- * Split system air conditioning + gas wall furnace for year-round comfort
- * Enclosed carport + extra parking out front
- * Water tank for eco-friendly living
- * Vacant possession - move straight in, no delays!
- * Great-sized backyard perfect for pets, kids, or both
- * Family-friendly location close to local shops, bus stops, parks, and schools

Whether you're a young family, couple, or solo superstar, this home delivers a stylish and sensible lifestyle. And let's be real - three bedroom homes like this don't last long so don't miss your chance to make this fantastic property your own!

The features:

- * 3 bedrooms, 2 bathroom, 1 car garage
- * Single level home in prime location
- * Master bedroom with ensuite segregated at the front of the property
- * Functional and great sized kitchen with gas cooktop, electric oven and breaky bar
- * Light filled living and dining spaces
- * Split system for all year-round comfort and gas wall furnace heater
- * Covered alfresco off the living/dining, perfect for entertaining
- * Additional courtyard off the kitchen, perfect for those cosy coffee mornings
- * Vacant possession, so no need to wait for owners or tenants to relocate
- * Family friendly location, close to all of Ngunnawal's amenities, local shops, bus stop, parks and schools
- * NBN fibre to the premises

The numbers:

- * Block size: 353m²
- * House size: 94m² (not including enclosed carport)
- * EER: 3
- * Built: 1995
- * Rates: \$2558 per annum
- * Land tax (if rented): \$3571 per annum
- * Estimated rental return: \$600 - \$620 per week



LJ Hooker Gungahlin
(02) 6213 3999

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.

More About this Property

Property ID	35MCGCY
Property Type	House
House Size	94 m2
Land Area	353 m2
EER	3
Including	Gas Wall Furnace heating Gas Cooking

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer | cclough@ljhgungahlin.com.au

Steph Hunt 0403 524 615

Sales Associate to Carly Clough | shunt@ljhgungahlin.com.au

LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street, GUNGAHLIN ACT 2912

gungahlin.ljhooker.com.au | gungahlin@ljhooker.com.au



LJ Hooker Gungahlin
(02) 6213 3999

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.



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.

9 Honyong Crescent, Ngunnawal



LJ Hooker Gungahlin
(02) 6213 3999

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.