



Ngunnawal, 9 Kudyera Place

The Happiest of Houses!

This 3 bedroom home is a fantastic opportunity for first home buyers, investors, or downsizers!!

Located in a peaceful street adorned with lovely gardens, this home offers the perfect balance of comfort, practicality, and style. Light filled interiors create a warm and inviting atmosphere, with spacious living and dining areas providing room to relax and entertain. The covered outdoor patio and grassy yard makes it ideal for kids or hosting friends and family gatherings.

The home boasts a functional kitchen with a gas cooktop, oven, dishwasher, and double sink, catering to all your culinary needs. All three bedrooms feature built-in robes, with the oversized master offering the added convenience of extra wardrobe space. The bathroom and toilet are thoughtfully separated, and the home includes a dedicated laundry. Additional features include a single lock-up garage with ample storage, NBN fibre to the



For Sale
\$675,000+

View
ljhooker.com.au/3522GCY

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EER ★★★★★



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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.

premises, a gas wall furnace, and evaporative cooling for year-round comfort.

Nestled in the heart of the well-established suburb of Ngunnawal, 9 Kudyera Place enjoys a prime location. It's just a short stroll to the Platypus Shops and a local playground, with Gungahlin Town Centre conveniently close by. Nearby schools, restaurants, and transport options, as well as additional shopping destinations like Casey Marketplace, are all within easy reach.

The features:

- * 3 bed 1 bath 1 car
- * Generously sized carpeted bedrooms
- * Segregated lounge and dining space
- * Well appointed kitchen with gas cooking, double sink and dishwasher
- * Main bathroom with separate bathtub and toilet
- * Single lock up garage with internal access
- * Covered entertaining area
- * Low maintenance yard for easy upkeep
- * Gas wall furnace heating
- * Evaporative cooling throughout
- * NBN fibre to the premises
- * Walking distance to Ngunnawal Platypus Shops, bus stop, local playgrounds
- * Great access to walking tracks, Yerrabi Pond and local schools
- * A short drive to Gungahlin Town Centre and Casey Marketplace

The facts:

- * Block size: 356m²
- * House size: 105m²
- * Garage size: 20m²
- * EER: 3 stars
- * Rates: \$633 per quarter
- * Land tax (if rented): \$1050 per quarter
- * Rental appraisal: \$540 - \$595 per week



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More About this Property

Property ID	3522GCY
Property Type	House
House Size	105 m2
Land Area	356 m2
EER	3
Including	Evaporative Cooling Gas hot water Gas Cooking Gas Wall Heating

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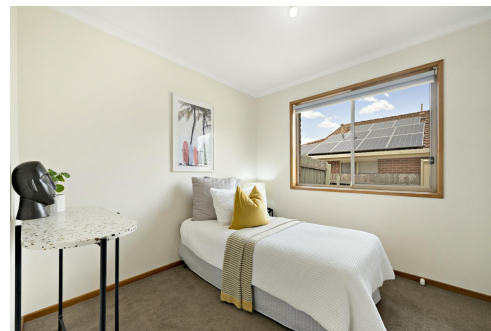
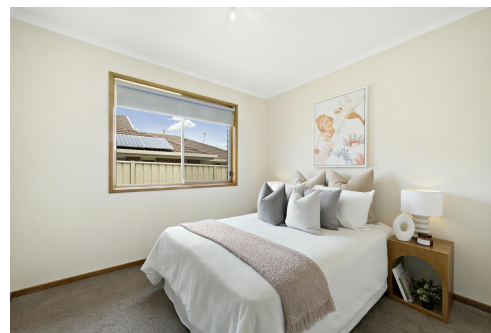
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

9 Kudyera Place, Ngunnawal

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