



1/23 Tipiloura Street, Ngunnawal

Modern Comfort & Timeless Charm - Move-In Ready!

FIND. Tucked away in a peaceful enclave of Ngunnawal, this beautifully renovated home offers a modern and stylish living experience. Designed for comfort and convenience, this property is perfect for families, first-home buyers or downsizers looking for a low-maintenance lifestyle in a tranquil setting. Ideally positioned near local parks, walking trails, and shops, this home is an inviting retreat with easy access to all essentials. Owned by the same family for 14 years, this cherished home has been lovingly maintained and thoughtfully upgraded.

LOVE. Showcasing an impressive renovation, this home is designed for modern living. The spacious and light-filled interiors feature brand-new vinyl hybrid timber flooring, new plush carpets, and fresh paint throughout. The updated kitchen boasts a brand-new Westinghouse oven, a Bosch stove top, and a Bosch dishwasher, making it a delight for home chefs. The master bedroom offers a private sanctuary with a walk-in robe and ensuite, while the additional bedrooms provide flexibility for growing families or work-from-home setups. Step outside onto the outdoor deck and enjoy the beautifully landscaped yard, perfect for entertaining or unwinding in the fresh air.

3 2 1

FOR SALE
700,000-750,000

AGENTS

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AGENCY

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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

LIVE. Nestled in a prime location, this home offers the perfect balance of peace and convenience. Just moments from local schools, shopping centres, and public transport, everything you need is within easy reach. With a separate large laundry, a single car garage, and reverse cycle split system heating and cooling, this home is thoughtfully designed to cater to a comfortable and effortless lifestyle.

ABOUT THE AREA

Local Transport:

- Buses to Gungahlin, City, and surrounding suburbs
- Light Rail access from Gungahlin

Shopping & Dining:

- Casey Market Town
- Gungahlin Marketplace
- Local cafes and restaurants in Ngunnawal and Nicholls

Schools:

- Ngunnawal Primary School
- Gold Creek School
- Gungahlin College

WHAT THE OWNER LOVES:

- The modern updates make this home feel fresh, stylish, and move-in ready.
- The outdoor deck and landscaped yard are perfect for entertaining and relaxing.
- The Property is within walking distance to the Primary School and Child Care Centre.

OVERVIEW:

- 3 bedrooms
- 2 bathrooms
- Master with walk-in robe and ensuite
- Updated kitchen
- Freshly painted
- Brand new vinyl hybrid timber flooring & plush carpet
- Reverse cycle split system heating and cooling
- Outdoor deck and landscaped yard
- Single car garage
- Built in 1997

RATES/SIZE:

- Rates: \$2,484 p.a. approx.
- Land tax: \$3,421 p.a. approx.
- Land area: 383sqm approx.
- Living area: 99sqm approx.
- EER: 3.5

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MORE DETAILS

Property ID	1HMRF9U
Property Type	Townhouse
House Size	99 m2
Land Area	383 m2
EER	3.5
Including	Ensuite Study Dishwasher

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW |
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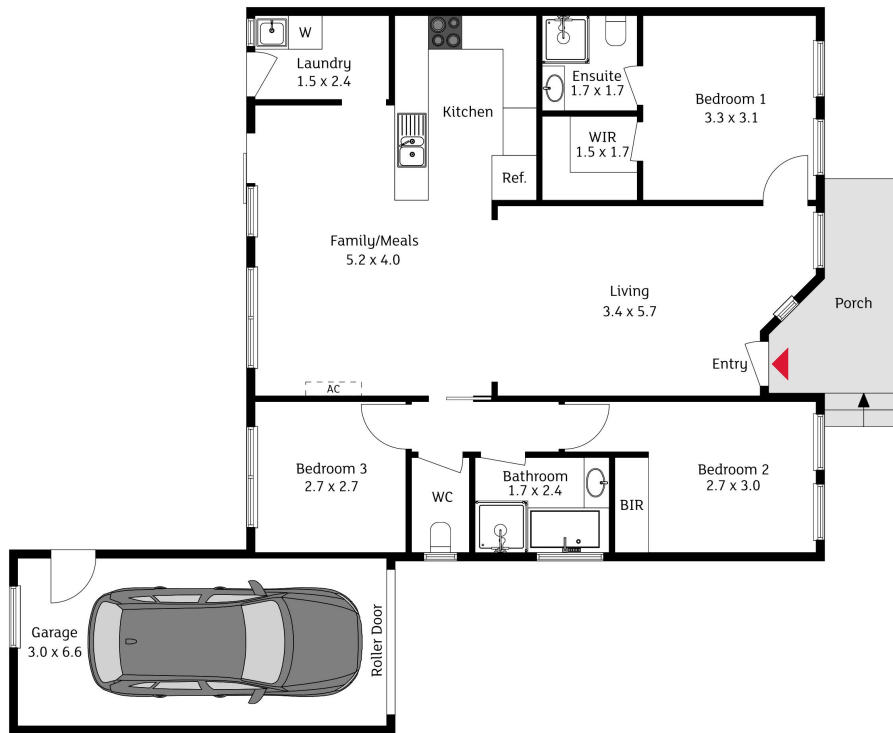
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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Produced by DIAKRIT