



1/50 Marungul Avenue, Ngunnawal

Neat, perfectly maintained home with Reserve Outlook

Some homes just feel right from the beginning, and for the current owner, this was one of them.

It was purchased as her first home 20 years ago, she was initially drawn to the sense of space and openness it offered. Rather than feeling closed in, the elevated position and outlook towards the neighbouring reserve gave the home a real connection to its surroundings that she has appreciated ever since, it will be sad to leave. Two decades later, it has been lovingly maintained, thoughtfully updated and, in many ways, presents even better today.

Positioned in an established pocket of Ngunnawal, this well-presented three-bedroom townhouse offers a comfortable and low-maintenance lifestyle.

Set across two levels, one of the real bonuses of this home is the size of the bedrooms, which are notably generous for townhouse living in the area. The main bedroom is particularly impressive, spacious, filled with natural light and complete with its own ensuite and sliding door opening to a private balcony, where you can enjoy the morning sun. The remaining bedrooms are also a great size, with the main

3 2 2

FOR SALE
By Negotiation

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

bathroom conveniently positioned nearby off the landing at the top of the stairs. Together with the separation between the living and bedroom areas, it all contributes to a home that simply feels spacious.

Over the years, the home has been carefully maintained and thoughtfully updated, with refreshed timber-look flooring creating a clean, modern and polished feel throughout. There is a genuine sense that this has been a home that has been cared for, and its presentation means the next owner can comfortably move in and enjoy from day one.

Step outside to a charming, low-maintenance courtyard, complete with artificial turf for a touch of greenery without the upkeep. It is an inviting spot for a morning coffee, entertaining friends or simply unwinding at the end of the day, with the privacy of your sheltering trees.

Adding to the appeal is the open outlook towards the reserve, one of the things the owner has always loved about living here. It brings a sense of space that can sometimes be hard to find in townhouse living, while the nearby reserve provides the perfect setting for an afternoon walk, perhaps with the puppy in tow.

The small complex itself has also been an important part of the experience here, with great neighbours and a proactive body corporate contributing to a community that has been well cared for over the years.

Combining a functional floor plan, updated finishes, an elevated position and an easy-care lifestyle, this inviting townhouse is ready for someone new to enjoy, just as its owner has.

Features and Benefits:

Three bedrooms —Offering flexibility for families, guests or a home office

Updated timber-look flooring —Creating a fresh, contemporary look with an easy-care finish

Elevated position —Helping create a greater sense of openness and space

Reserve outlook —Offering a pleasant green backdrop and peaceful atmosphere

Nearby reserve and walking areas —Perfect for an afternoon stroll or walking the dog

Ducted Gas heating and RCAC for all year round comfort

Large windows for all the natural light you need.

Wrap around courtyard - located at the end of the complex giving that little bit more space.

Balcony off master Bedroom for the morning coffee to be enjoyed.

Downstairs powder room for convenience.

The Numbers

- Home size: 120sqm
- Garage size: 39sqm
- Block Size : 156sqm
- UV: \$210,600
- EER: 3.5
- Year built: 1997
- Rates: annual - \$2,711.55 approx.
- Land Tax if rented: annual - \$3008.41 approx.
- Rental Estimate: \$660-\$680
- Body Corporate : per quarter - \$1,020.72 approx.



MORE DETAILS

Property ID	379QGCY
Property Type	Townhouse
House Size	120 m2
Land Area	156 m2
EER	3.5
Including	Air Conditioning Toilets (2)

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First Floor



Ground Floor

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.

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