






13/84 Wanganeen Avenue, Ngunnawal

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Opportunity Awaits!

A delightful opportunity awaits in the heart of Ngunnawal - a home that is neat, welcoming, and ready for its next chapter. This lovely single-level residence offers three great-sized bedrooms, a beautifully appointed family bathroom, and a comfortable, practical layout that will suit first home buyers, downsizers and investors alike. From the moment you step inside, you'll notice how well cared for the home is, with nothing left to do but move in and enjoy.

The kitchen, living and dining spaces are thoughtfully positioned, creating an easy flow throughout the home. Natural light filters in, enhancing the warm and inviting atmosphere. The bedrooms offer ample space and versatility, while the bathroom brings both style and convenience to everyday living.

Outside, the grassy backyard is a standout feature - secure, private, and perfect for kids and pets to play freely. Whether you envision weekend barbecues, a bit of gardening, or simply a peaceful spot to unwind, this outdoor space has the potential to be enjoyed in so many ways.

Set in the ever-popular suburb of Ngunnawal, you'll love being part of a friendly and established community with everything just moments away. Enjoy the convenience of Gungahlin Marketplace, local parks

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Kaleen
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

and playgrounds, schools, walking trails, cafes, and a growing range of amenities - all contributing to the vibrant and connected lifestyle that the Gungahlin region is known for. With excellent public transport and easy access to major roads, commuting into the city or around Canberra is effortless.

A wonderful property in a location that continues to flourish - this is an opportunity not to be missed. Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Location
- Three bedrooms
- Secure single garage
- 4-minute walk to local shops
- 6-minute drive into Gungahlin Town Centre
- Family bathroom

Rates: \$3,016.65 pa approx
Land Tax: \$4,218.90 pa approx
Body Corporate: \$2,553.00 pa approx
EER: 1.5

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MORE DETAILS

Property ID	2GYNF9Q
Property Type	Townhouse
House Size	94 m2
Land Area	250 m2
EER	1.5

Lukas Cole 0432 289 618

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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.

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