






14/22 Aroona Court, Ngunnawal

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## Low Maintenance Living at Its Absolute Finest

Positioned within the boutique and tightly held Gold Creek Park complex, this beautifully refreshed townhouse delivers an exceptional sense of space, style and comfort. Offering house-like proportions with a thoughtfully designed single-level layout, it presents an outstanding opportunity for downsizers, first home buyers or investors seeking quality in a peaceful and well-established setting.

From the moment you step inside, the scale of the living areas is immediately apparent. A spacious separate lounge provides a versatile retreat, while the light-filled open plan family and dining area flows effortlessly from the kitchen, creating a warm and inviting hub for everyday living and entertaining. Freshly painted throughout and complemented by new carpets, the home presents as almost like new both inside and out.

The modern kitchen is both stylish and functional, with a large central island bench and excellent storage, making it ideal for both everyday use and entertaining.

Accommodation is equally impressive, with three generously sized bedrooms. Two include built-in robes, while the main bedroom is

**FOR SALE**  
By Negotiation

### AGENTS

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### AGENCY

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

 **LJ Hooker**

privately positioned and complete with a walk-in robe and ensuite.

Outdoors, a private and good-sized backyard offers a peaceful and low-maintenance retreat, complete with established gardens and secure Colorbond fencing.

#### The Location

Situated in the popular suburb of Ngunnawal, this home enjoys excellent access to a range of local amenities. Ngunnawal Shops are just moments away for everyday essentials, while Casey Market Town offers supermarkets, dining and specialty stores. The nearby Gold Creek Village precinct adds further lifestyle appeal with cafés, boutique shopping and attractions. With multiple schools, parks, golf courses and easy access to Gungahlin Town Centre and major arterial roads, this location combines everyday convenience with a relaxed community feel.

Note: some images have been digitally styled.

#### Key Features

- Boutique and tightly held Gold Creek Park complex
- House-like proportions with spacious single-level design
- Exceptionally roomy 141sqm internal floorplan
- Freshly painted throughout with new carpets
- Light-filled open plan family and dining area
- Separate, generously sized lounge room
- Modern kitchen with lots of storage and large central island bench
- Excellent storage with ample cupboard space
- Three large bedrooms, two with built-in robes
- Main bedroom with walk-in robe and ensuite
- Well-appointed main bathroom
- Ducted gas heating and evaporative cooling
- Ducted vacuum system
- Continuous hot water system
- Cat 5/6 data cabling
- Private, good-sized backyard with established gardens
- Secure Colorbond fencing, water tank and garden shed
- Roof recently repointed

#### Quick Stats:

Internal living: 141sqm approx.

Rates: \$3,324.40pa approx.

Body Corp: \$651pq approx.

Land tax (only if rented): \$4,682.60pa approx.

Year built: 2005

EER: 5.5 stars

#### MORE DETAILS

Property ID	36S4GCY
Property Type	Townhouse
EER	5.5

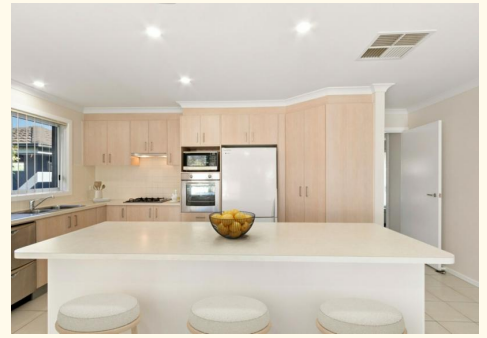
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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