



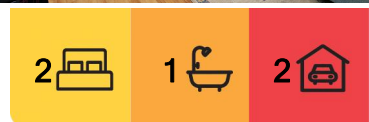
Ngunnawal, 15/54 Paul Coe Crescent

Low Body Corporate! Just The Property You Have Been Waiting For!

Escape to serenity in this charming 2 bedroom townhouse, nestled in a quiet and peaceful location in Ngunnawal. Ngunnawal is a spacious, quiet suburb for professionals and families alike. Featuring plenty of opens spaces and playgrounds, its no wonder this suburb is popular and only 12kms to the city.

This townhouse is perfect for those seeking a relaxing retreat, this stylish abode boasts a private rear courtyard, ideal for unwinding and gardening. The interior features stunning flooring throughout, adding a touch of sophistication to the bright and airy living areas, which are filled with natural light.

The kitchen is equipped with ample storage, induction cooking and a dishwasher. The kitchen overlooks the living area that allows sliding door access to a spacious courtyard.



For Sale
\$549,000+

View
ljhooker.com.au/34Y2GCY

Contact
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EER ★★★★★



LJ Hooker Gungahlin
(02) 6213 3999

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.

The bathroom has been refreshed and features sleek new tapware in black.

Both bedrooms are a great size and feature built in robes. This delightful townhouse offers the perfect blend of comfort, style, and tranquility, making it an incredible opportunity to purchase your own home in this thriving suburb. Inspect today and make this house your home!

AT A GLANCE:

- Located in a quiet complex
- Family friendly suburb
- Bright and charming interiors
- Great storage space in kitchen
- Induction cooktop
- 600mm wall oven
- Dishwasher
- Open plan living
- Refreshed bathroom with modern black tapware
- Reverse cycle air conditioning
- Electric wall heaters
- Built in wardrobes in both bedrooms
- Private courtyard, great to soak up the sun and enjoy a touch of gardening
- Lock up garage

THE NUMBERS

- 4.4km drive to the Casey Market Town
- 2.3km drive to the Ngunnawal Primary School
- 2.2km drive to the Gungahlin Town Centre
- Upper floor: 35.46m²
- Ground floor: 44.8m²
- Garage: 20.63m²
- Total 80.26m²
- Strata \$390.75pq approx.
- Rates \$569.70pq approx.
- Land Tax \$766.82pq approx.
- EER: 4

More About this Property

Property ID	34Y2GCV
Property Type	Townhouse
House Size	80 m2
EER	4

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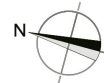
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Upper Floor



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.

15/54 Paul Coe Crescent, Ngunnawal

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