



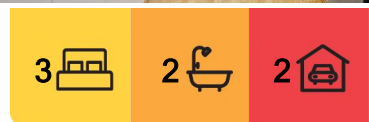
## Ngunnawal, 3/19 Bural Court

Vacant, Single Level, Easy Breazy Living in Ngunnawal!

Tucked away in the well-regarded and tightly held 'The Oaks' complex, this immaculate three-bedroom townhouse is a smart choice for a low maintenance lifestyle! It is bright, spacious and in a great family location. With 3 bedrooms, 2 bathrooms, a single garage as well as an additional allocated car space - it is the perfect place to call home.

Designed for those who appreciate both space and practicality, the home features a well thought out single level floor plan with a separate lounge, an open-plan kitchen, and a meals and family area that flows seamlessly. A private courtyard off the living is ideal for entertaining or relaxing, and an atrium provides a unique feature and adds to the amount of natural light. The modern kitchen is equipped with electric cooking, double sink, a dishwasher and large pantry.

With single level living, an ensuite in the main bedroom, and an automatic garage plus an additional parking space, this home is tailored for effortless enjoyment. Move-in ready, it



**For Sale**  
\$670,000+

**View**  
[ljhooker.com.au/35ARGCY](http://ljhooker.com.au/35ARGCY)

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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.

offers an unbeatable location close to local shops, schools, and easy connections to Gungahlin Village and Casey Market Town.

Whether you're a first-home buyer, downsizer, or investor, this is a fantastic opportunity to break into the property market and secure a home in a prime location.

The features:

Immaculately presented and vacant townhouse, available now to move straight in

3 bedrooms and 2 bathroom

1 car garage + additional allocated parking space

Single level living

Main bedroom with ensuite

Separate lounge and dining areas

Open plan kitchen, meals and family room

Modern kitchen with electric cooking and dishwasher

Ducted gas heating ensures year-round comfort

Rinnai instantaneous gas hot water

Lovely spacious courtyard situated off the living space with an area under cover

A unique atrium providing extra natural light

Single automatic garage with an additional allocated parking space

NBN fibre to the premises

Fantastic location connecting you to local shops and schools, Gungahlin Village and Casey Market Town

The details:

Complex name: The Oaks, a total of 8 townhouses

Size: 138m<sup>2</sup> (115.6m<sup>2</sup> of living + 22.4m<sup>2</sup> garage)

Land: 226m<sup>2</sup>

EER: 5.0

Built: 1994

Rates: \$631pq

Body Corporate Management: Civium

Body Corporate: \$819pq (Admin & Sinking Fund)

Land Tax (investors only): \$899pq

Estimated Rental Return: \$590 - \$610 per week



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## More About this Property

<b>Property ID</b>	35ARGCY
<b>Property Type</b>	Townhouse
<b>House Size</b>	138 m2
<b>Land Area</b>	226 m2
<b>EER</b>	5
<b>Including</b>	Ensuite

### Carly Clough 0419 296 458

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