



## Ngunnawal, 79/42 Paul Coe Crescent

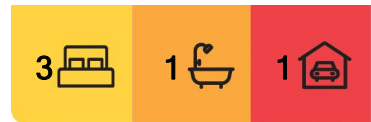
### Immaculate 3-Bedroom Home in Ngunnawal

This updated three-bedroom home, positioned in the heart of Ngunnawal, strikes the perfect balance between comfort and convenience. Nestled in a quiet complex, it's just a short walk from local schools and shops. With a functional layout, the home boasts generous living spaces and a large outdoor entertaining courtyard ideal for family gatherings. Whether you're unwinding indoors or enjoying the outdoor space, this home offers the perfect combination of both.

- Swimming pool, tennis court and barbeque area.
- Walking distance to bus stops, Ngunnawal Primary and local shops
- Low maintenance private Courtyard
- Open plan kitchen and living
- Freshly painted inside
- Single lock up garage
- Near new carpet and timber floor



**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.



**For Sale**  
\$619,000+

**View**  
[ljhooker.com.au/353UGCY](http://ljhooker.com.au/353UGCY)

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**EER** ★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

- Gas cook top
- Downstairs Powder Room
- Full size laundry
- Gas wall heater
- Private and low maintenance gardens
- Internal living: 101 sqm
- Block size: 215 sqm
- Strata Levies: \$670.31 per quarter
- EER (Energy Efficiency Rating): 5.5 stars

## More About this Property

<b>Property ID</b>	353UGCY
<b>Property Type</b>	Townhouse
<b>EER</b>	5.5

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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.

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