

8/80 Paul Coe Crescent, Ngunnawal

Smart, Stylish, and Centrally Positioned for Convenience

Effortless style meets everyday comfort in this beautifully designed townhouse, perfectly positioned in the heart of Ngunnawal. Bathed in natural light and finished with modern touches throughout, it offers a seamless blend of sophistication and low-maintenance living.




The open-plan layout flows effortlessly from the sleek kitchen to the spacious living area and private courtyard - ideal for entertaining or relaxing in peace. Upstairs, generous bedrooms provide privacy and comfort, complemented by contemporary bathrooms and plenty of storage.

Located moments from Gungahlin Town Centre, local parks, and transport links, this residence offers a lifestyle of convenience and connection - whether you're a first home buyer, downsizer, or investor looking for quality and growth.

Every detail has been considered to create a home that feels refined yet inviting - a true standout in one of Ngunnawal's most desirable pockets.

Why this property captivates:

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.

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FOR SALE
\$640,000+

AGENTS

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AGENCY

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 **LJ Hooker**

- Partially freshly painted interiors
- Light-filled open-plan living and dining area flowing effortlessly to a private outdoor deck
- Sleek kitchen with quality stainless steel appliances, electric cooktop, and generous storage
- Spacious bedrooms designed for comfort, each with built-in robes and abundant natural light
- Outdoor deck and courtyard offering the perfect balance of privacy and entertaining space
- Two split-system reverse-cycle air conditioners and a ceiling fan in the living room ensuring year-round comfort
- Single garage with internal access plus an additional allocated car space
- Conveniently located close to Ngunnawal shops, Gungahlin Town Centre, schools, and public transport

Proximity to Amenities:

- Within minutes of Ngunnawal shops, local cafés, and community parks
- Close to Gungahlin Town Centre offering supermarkets, dining, and retail options
- Easy access to public transport, including nearby bus routes and Gungahlin Light Rail
- Surrounded by walking trails, playgrounds, and nature reserves ideal for outdoor recreation
- Close to quality local schools including Ngunnawal Primary, Gold Creek School, and Gungahlin College
- Approximately 10 minutes to Yerrabi Pond, Gold Creek Village, and Casey Market Town
- Around 20 minutes to Canberra's CBD for effortless commuting and city access
- A location that perfectly balances tranquillity with everyday convenience

MORE DETAILS

Property ID	3627GCV
Property Type	Townhouse
House Size	100 m2
EER	3.5
Including	Air Conditioning Deck Built-in-Robes

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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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