



Ngunnawal, 81/42 Paul Coe Crescent

Great location and outstanding value...

Interest rates look like they're on hold and confidence is returning to the market. This could be the best time to secure a property before demand pushes prices higher.

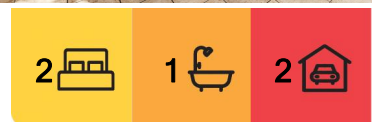
Located in the Whitehaven development, 81/42 Paul Coe Crescent is the perfect starter.

This brick veneer townhouse offers two bedrooms, open-plan living, secure rear courtyard and two car spaces (single lock-up garage and an open car space).

The kitchen is quite spacious and has updated cabinetry, gas cook top, electric oven, plenty of overhead cupboard space and easy clean bench tops.



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

\$550,000+

View

ljhooker.com.au/321AGCY

Contact

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EER ★★★★★

LJ Hooker Gungahlin
(02) 6213 3999

Both bedrooms include built-in robes and carpet.

The bathroom offers a bath and separate shower and euro-style laundry. A separate toilet is also provided.

There is a gas heater in the living room and a split system air conditioner in the main bedroom.

For outdoor entertaining, the fully enclosed rear courtyard includes a paved entertaining area, synthetic turf and established garden.

The complex also includes an in ground pool, tennis court and BBQ facilities.

The property is conveniently located within 500m of the Platypus Shops and the Gungahlin CBD and Light Rail are approximately 3km away. Amaroo shopping centre is about 2km away.

Strata Fees: \$505 per quarter.

Rates: tbc (approximately \$450 per quarter)

Land Tax: tbc (approximately \$550 per quarter)

In brief:

- *The perfect first home
- *Single level brick veneer town house
- *Two bedrooms
- *Open plan living & dining
- *Updated kitchen
- *Gas cooktop & Electric oven
- *Gas heater
- *Electric hot water
- *Living 79sq/m
- *Garage (+ remote) 20sq/m
- *Total under roof 99sq/m
- *Wall insulation R1.5
- *Ceiling insulation R4.0
- *Construction 2000
- *Block 200sq/m approx.
- *EER 5.5



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More About this Property

Property ID	321AGCY
Property Type	Townhouse
House Size	79.3 m ²
Land Area	200 m ²
EER	5.5
Including	Air Conditioning

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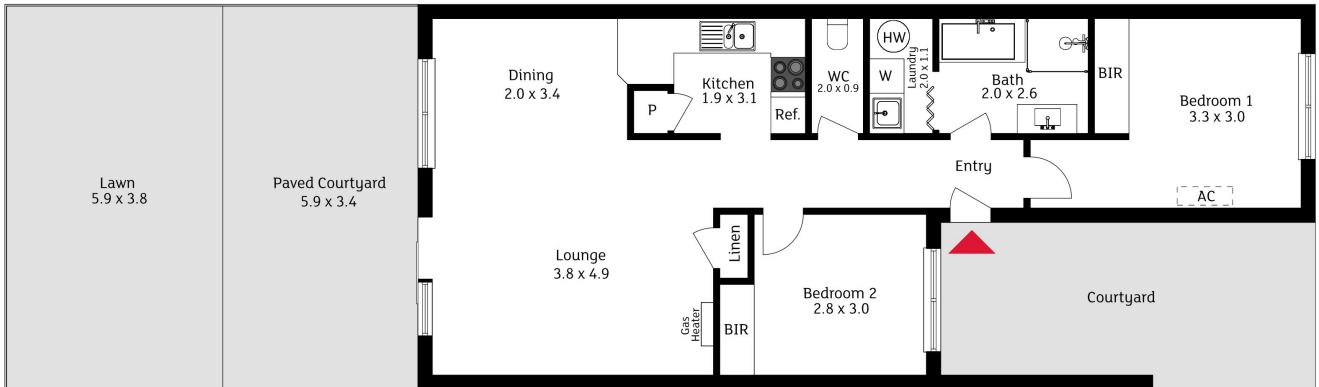
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

81/42 Paul Ce Crescent, Ngunnawal

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