



 LJ Hooker



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## Ngunnawal, 9/54 Paul Coe Crescent

Been waiting for an affordable home? Get into the market now!!

The perfect property for first home buyers, young professionals, or savvy investors looking for a low-maintenance lifestyle without compromising on space and convenience.

Step inside and be greeted by a separate lounge area, and a kitchen and dining space which seamlessly flows to a large private outdoor area - an ideal space for pets, kids and entertaining. The generously sized kitchen is designed for practicality and style, featuring electric cooking, ample bench space, and plenty of storage.

Upstairs, you'll find three light filled bedrooms, each offering comfort and privacy. A well appointed main bathroom services all rooms, ensuring convenience for the whole household.

Situated in the sought after 'Derwent Park' complex, this home is surrounded by green



**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**  
\$595,000+

**View**  
[ljhooker.com.au/356PGCY](http://ljhooker.com.au/356PGCY)

**Contact**  
**Carly Clough**  
0419 296 458  
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**Steph Hunt**  
0403 524 615  
[shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

**EER** ★★★★★

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

spaces, playgrounds, and direct access to scenic reserves and walking trails. Enjoy the ease of being just a short stroll to the local 'Platypus Shops' and only 5 minutes from the vibrant Gungahlin Town Centre. With public transport at your doorstep, commuting around Gungahlin and Canberra has never been easier.

Features:

- 3 light filled bedrooms
- Separate lounge with open plan kitchen and dining space
- Kitchen with electric cooking and plenty of bench and cupboard space
- Split system to the lounge area
- Large secure courtyard that wraps around front to back
- Back courtyard is undercover and perfect for entertaining
- A designated car space in front of the single garage which has been converted to a study with storage space (could be reverted back to a single garage if preferred)
- An abundance of visitor car spaces
- Secure and neat complex
- Family friendly community vibe
- Close to Ngunnawal's shops and five minutes to Gungahlin Town Centre

The details:

- Complex name 'Derwent Park'
- EER 4.5
- Rates \$592pq
- Strata \$430pq inc sinking fund
- Land tax (if rented) \$792pq

## More About this Property

<b>Property ID</b>	356PGCY
<b>Property Type</b>	Townhouse
<b>House Size</b>	113 m2
<b>Land Area</b>	202 m2
<b>EER</b>	4.5
<b>Including</b>	Air Conditioning Courtyard Outdoor Entertaining Courtyard Covered Pergola NBN Electric Cooking

**Carly Clough 0419 296 458**

Licensed Agent ACT/NSW and Auctioneer | [cclough@ljhgungahlin.com.au](mailto:cclough@ljhgungahlin.com.au)

**Steph Hunt 0403 524 615**

Sales Associate to Carly Clough | [shunt@ljhgungahlin.com.au](mailto:shunt@ljhgungahlin.com.au)

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

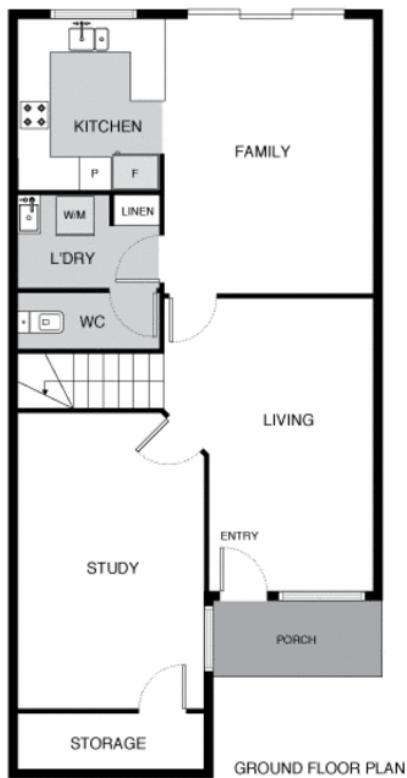
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UPPER FLOOR PLAN

THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

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