

**129 Jabanungga Avenue, Ngunnawal, ACT, 2913**



**House For Sale**

Thursday, 21 November 2024

129 Jabanungga Avenue, Ngunnawal, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Welcome home

Welcome to 129 Jabanungga Avenue, a delightful 3-bedroom home nestled in the heart of Ngunnawal. This inviting residence offers a perfect blend of comfort, style, and functionality, making it an ideal choice for families, first-time buyers, or investors alike.

Step inside to discover a warm and welcoming living environment. The open-plan layout seamlessly connects the living room, dining area, and kitchen, creating a perfect space for entertaining family and friends. Enjoy the comfort of ceiling fans throughout, ensuring a cool breeze during warmer months.

The kitchen is equipped with modern appliances, making meal preparation a breeze. The dining room is perfect for family gatherings, while the cozy living room invites you to unwind after a long day.

The backyard is a true highlight of this property, featuring a beautifully landscaped yard with lush grass, plants, and a charming walkway. It's a perfect space for children to play, pets to roam, or for you to enjoy a quiet evening under the stars. The outdoor area is ideal for hosting summer barbecues or simply relaxing in your own private retreat.

Whether you're looking to settle down or invest, 129 Jabanungga Avenue is a must-see. Contact us today to arrange a viewing and experience the charm of this wonderful home for yourself!

### Key stats:

- Living area - 121.17m<sup>2</sup>
- Garage - 20.12m<sup>2</sup>
- Total build - 141.29m<sup>2</sup>
- Block - 490m<sup>2</sup>
- Year built - 1995
  
- EER - 3
- Rates - \$576.75 pq
- Land tax - \$878 pq (only applicable if property is rented out)

### Additional features:

- Recently repainted
- New carpets throughout
- Updated kitchen
- Built in robes in all bedrooms
- Ceiling fans in bedrooms
- Ducted heating and cooling
- Renovated bathroom
- Large covered pergola
- Expansive rear yard
- Solar panels