

15 Gudamang Street, Ngunnawal, ACT, 2913

CARTER + CO

House For Sale

Wednesday, 4 December 2024

15 Gudamang Street, Ngunnawal, ACT, 2913

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

A Home To Adore With So Much More

The Features You Want To Know.

- + Single level three-bedroom and two-bathroom family home
- + Open plan kitchen and living area, tiled throughout
- + Freshly painted throughout
- + Master bedroom features an ensuite and walk-in robe
- + Bedrooms two and three come with built-in robes
- + New plush carpets throughout the bedrooms
- + Zoned electric reverse cycle ducted heating and cooling system
- + The main bathroom features a bathtub and a separate shower
- + Tiles throughout kitchen and living area
- + Contemporary kitchen with a 5-burner gas cooktop, double electric oven, and plenty of benchtop and cupboard space
- + Block-out blinds throughout
- + Separate laundry area with external access
- + Covered alfresco with ceiling fan
- + Low-maintenance gardens with garden shed
- + Secure double-car garage with external access
- + Front intercom camera, four external security cameras and security doors throughout
- + Quiet location within a short distance of shops, schools, and parks

The Location.

- + 3 Minutes to Ngunnawal Primary School
- + 4 Minutes to Casey Market Town
- + 4 Minutes to John Paul College
- + 5 Minutes to Holy Spirit Primary School
- + 18 Minutes to Calvary Private Hospital
- + 22 Minutes to Canberra Centre

Why You Want To Live Here.

Step into a home that perfectly blends modern convenience with family-friendly design. This beautifully refreshed single-level three-bedroom, two-bathroom residence has been thoughtfully updated to offer comfort, style, and practicality.

At the heart of the home, the modern kitchen shines with a 5-burner gas cooktop, a double electric oven, and plenty of bench and cupboard space, perfect for home-cooked meals at the end of each day. The adjoining open-plan living and dining areas are finished with durable tiles, freshly painted interiors, and new plush carpets in all bedrooms, creating a warm and inviting atmosphere.

Located at the front of the home, The spacious master bedroom features a walk-in robe and a private ensuite, while bedrooms two and three include built-in robes, offering ample storage for the whole family. The main bathroom is designed with family living in mind, offering a bathtub for unwinding and a separate shower area for added practicality.

Stay comfortable in every season with the zoned electric reverse cycle ducted heating and cooling system. Block-out blinds throughout ensure privacy and light control, while the separate laundry with external access adds a practical touch to daily living.

Step outside to enjoy low-maintenance gardens that allow you to spend more time relaxing and less time on upkeep. The secure double-car garage provides ample space for vehicles and storage, and the home is equipped with a front intercom camera and security doors throughout for added peace of mind.

Combining modern style with family-friendly features, this home is the perfect choice for those seeking convenience, comfort, and security.

The stats you need to know!

- + Block: 16
- + Section: 209
- + EER: 5 stars
- + Year built - 2015
- + Land Size: 354 m² (approx.)
- + Internal Living: 106 m² (approx.)
- + Garage: 36 m² (approx.)
- + Alfresco: 12 m² (approx.)
- + Total house: 157 m² (approx.)
- + Rates: \$2,398 per annum (approx.)
- + Land Tax: \$3,619 per annum (approx.) *only payable if rented
- + Heating and cooling: Zoned electric reverse cycle ducted heating and cooling system
- + Rental Appraisal: \$680 - \$720 per week