

18 Bural Court, Ngunnawal, ACT, 2913

LUTON

House For Sale

Monday, 9 December 2024

18 Bural Court, Ngunnawal, ACT, 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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A Standout Choice In Ngunnawal - Auction price guide \$699,000+

In a peaceful and family-friendly cul-de-sac, this beautifully presented three-bedroom home effortlessly combines modern updates with thoughtful design, making it a standout choice for first-home buyers, downsizers, or savvy investors. Recently refreshed with a soft repaint and plush new carpets, the home welcomes you with a sense of warmth and freshness from the moment you arrive.

The layout is both practical and inviting, featuring a separate living space that flows into the dining and kitchen area. The kitchen is equipped with a gas stove and electric oven, and generous bench and storage space, making everyday cooking a joy.

All three bedrooms are spacious and thoughtfully designed, each with built-in robes to cater to your storage needs. A well-positioned main bathroom and an additional powder room add an extra layer of convenience, perfect for growing families or hosting guests.

Step outside to a covered alfresco area, an ideal spot for entertaining or unwinding. This space is perfect for hosting gatherings or enjoying peaceful moments. Plus, with added convenience, this home features two backyard sheds, providing ample storage for all your needs. With multiple parking, including a covered gated carport, your vehicles are well-protected, while the extra space ensures there's room for visitors too.

Set in a prime location, just a short drive from Gungahlin Market Place, Casey Market Town, and walking distance to local schools without crossing any major roads, this home offers the perfect blend of tranquility and convenience. With nothing left to do but move in and enjoy!

Property Features:

3 bedroom | 1 Bathroom + Powder Room | 2 Car + Additional Space

- Plush new carpets
- Softly repainted
- Kitchen equipped with gas stove and electric oven
- Gas furnace
- Covered alfresco and low maintenance yard
- 2 backyard sheds for additional storage
- Covered gated car port
- Multiple parking spaces
- Roughly 7 minutes' drive to Gungahlin Market Place
- Roughly 3 minutes' drive to Casey Market Town
- Walking distance to local schools without crossing any major roads
- Built in 1994

Property Details:

Block: 367m²

Residence: 103.37m²

Carport: 20.90m²

Front Carport: 27.61m²

EER: 2 Stars

Rates: \$2,409

Land Tax: \$3,646

UCV: \$400,000 (2024)

