

39 Karrugang Circuit, Ngunnawal, ACT 2913



House For Sale

Tuesday, 7 January 2025

39 Karrugang Circuit, Ngunnawal, ACT 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 270 m2

Type: House



Jake Bunday
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Auction, Sat 1st Feb at 11:30am

Why You'll Want to Call This Home...This single-level home on a desirable corner block offers a newly renovated kitchen and laundry (2022) that add a fresh, modern touch. The converted garage provides extra flexible space, perfect for a home office or studio, with the option to easily revert it back. Combining practicality and potential, this home is ready for you to move in and enjoy. This three-bedroom duplex home is a must-see, offering an excellent location just a short drive to local shops, schools, and Gungahlin Marketplace. The property features an open-plan living area, a two-way bathroom, and built-in robes in all bedrooms. The kitchen and laundry were updated in 2022, providing a fresh, modern look for everyday convenience. Additional features include a newly installed Colorbond carport and new carpet throughout, adding even more value and appeal. The single garage has been converted into a study/flexible room, making it perfect for a home office or additional living space, while still allowing for easy conversion back to a garage if needed. The brand new kitchen with modern appliances ensures functionality and style for everyday cooking. To ensure year-round comfort, split system air conditioners have been installed throughout the home. Outside, the property offers both front and back courtyards, ideal for relaxing, entertaining, or creating a private garden space. With its combination of comfort, practicality, and location, this home is perfect for those entering the market or looking for a smart investment. Features include:

- Three-bedroom duplex home
- Updated kitchen and laundry (2022)
- Split system air conditioning in lounge and main bedroom
- Garage converted to study (easily reverted back)
- Gas cooking
- Open-plan living area
- Two-way bathroom
- Built-in robes in all bedrooms
- Front and back courtyards
- Excellent location close to shops, schools, and Gungahlin Marketplace

More stats you'll want to know...Year built: 1994Living size: 93 sqmBlock size: 270 sqmEER: 4.0