

**4 Samuels Crescent, Ngunnawal, ACT, 2913**



**House For Sale**

Thursday, 7 November 2024

4 Samuels Crescent, Ngunnawal, ACT, 2913

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## Start Out In Style

Situated in a peaceful neighborhood, this property offers a comfortable and convenient lifestyle. The spacious bedrooms provide ample space for relaxation, while the well-appointed bathroom ensures your daily routines are met with ease. Enjoy the low maintenance outdoor areas.

It has a functional floor plan with living and segregated main bedroom located at the front of the home, a central kitchen with new stove, dining hub opening outside and two separate bedrooms at the rear. A well-designed family bathroom and laundry service the property.

Entertain and relax on weekends in the north facing pergola and sizeable backyard, perfect for a young family or pets to roam. A bonus is the rear yard access which is handy for those with trailers & boats etc.

The property is located within a short stroll to Ngunnawal shops or Casey Market Town and a short drive to Gungahlin Town Centre and all it has to offer. Commuting is a breeze with convenient transport links nearby.

Key stats:

- Total build: 92.87m<sup>2</sup>
- Carport: 27.20m<sup>2</sup>
- Block size: 378m<sup>2</sup>
- EER 3.5
- Year built 1993
- Rates - \$588.75 pq
- Land tax - \$880.25 pq

Additional features:

- Built in robes in all bedrooms
- Bright bathroom with separate toilet
- Open plan living with lots of light
- Freshly painted and new carpet throughout
- Central kitchen, with new flooring & stove
- Split system heating and cooling
- Large covered outdoor entertaining
- Automatic door on front of garage
- Access to back yard for trailers
- Garden shed
- Instant Hot Water system