

2/50 Wanganeen Avenue, Ngunnawal, ACT, 2913

STONE

Townhouse For Sale

Thursday, 16 January 2025

2/50 Wanganeen Avenue, Ngunnawal, ACT, 2913

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jess Doolan
0262538220



Alex Ford
0262538220

Charming single level residence

This freshly refurbished three-bedroom home, located in the heart of Ngunnawal, offers a fantastic blend of comfort and convenience. Situated within a peaceful boutique complex, it's just a short walk to local schools and shops, making daily errands a breeze. Ideal for those seeking an easy-care lifestyle, the home features a practical layout, with spacious living areas and a large outdoor entertaining area perfect for gatherings. Whether you're relaxing inside or enjoying the outdoors, this home provides the best of both worlds

Features Overview:

- Single level floorplan
- New timber flooring in the living area
- Fresh paint
- Freshly landscaped
- Easy-care yard
- NBN connected with FTTP
- Built in 1993
- Walking distance to bus stops, Ngunnawal Primary and local shops
- EER (Energy Efficiency Rating): 2.5 stars

Development Information:

- Name of development: Junella Court
- Number of buildings in development: 5
- Strata management: Civium

Sizes (Approx)

Internal living: 90.11 sqm

Garage: 21.1 sqm

Total: 111.21 sqm

Prices

- Strata Levies: \$949.82 per quarter
- Rates: \$620 per quarter
- Land Tax (Investors only): \$741.50 per quarter

Inside:

- Updated hybrid flooring throughout
- Freshly painted
- Open plan living and dining area
- Three bedrooms all with built in robes
- Main bathroom fully appointed with separate bath and shower
- Separate w/c
- Practical kitchen layout with great storage
- Full size laundry
- Foxtel points in each room

Outside:

- Single car garage
- Outdoor deck ideal for entertaining
- Private and low maintenance gardens
- Retractable clothesline
- Extra storage space in garage

- Small boutique complex

Ngunnawal has rapidly become known as one of the most family-friendly suburbs, featuring outstanding schools and parks. Residents enjoy easy access to an off-leash dog park within walking distance and a vibrant local shopping precinct. The Casey Marketplace, with its variety of restaurants, pubs, and cafes, is just a short drive away, while the Gungahlin Town Centre is less than 10 minutes by car.

Inspections:

We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times please email us at: jessdoolan@stonerealestate.com.au

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