



SOLD

SPACIOUS FAMILY HAVEN IN SOUGHT-AFTER NGUNNAWAL

This welcoming, freshly painted, three-bedroom residence on Wanganeen Avenue presents an outstanding opportunity for families seeking their next cherished home. It is available immediately for the savvy buyer.

Set on a generous 396m² block, this thoughtfully designed house strikes the perfect balance between comfortable living spaces and outdoor enjoyment.

Step inside to discover a well-proportioned home offering 102m² of living space, where modern comfort meets practical family living. The layout encompasses three bedrooms, two well-appointed bathrooms, and a single garage, providing the perfect foundation for contemporary Australian living. Climate control is assured with the property's air conditioning system, ensuring year-round comfort for the whole family.

Family life thrives here with essential amenities at your doorstep:

- Ngunnawal Primary School and Preschool within walking distance
- Easy access to the Arabanoo Street Library
- The historic Gold Creek Homestead nearby

Convenience is key with this property's strategic position:

- Just 4km from Gungahlin Town Centre
- 13km from Canberra's CBD
- Bounded by major arterials including Gungahlin Drive and Horse Park Drive

The natural surroundings add another layer of appeal to this property. Ginninderra Creek's proximity provides a touch of nature to your daily life, while the thoughtfully planned neighborhood ensures a perfect blend of urban convenience and suburban tranquility.

Don't miss this chance to secure your place in one of Gungahlin's most culturally significant and well-connected suburbs. Your new life in Ngunnawal awaits, where every street tells a story and every amenity is within reach.

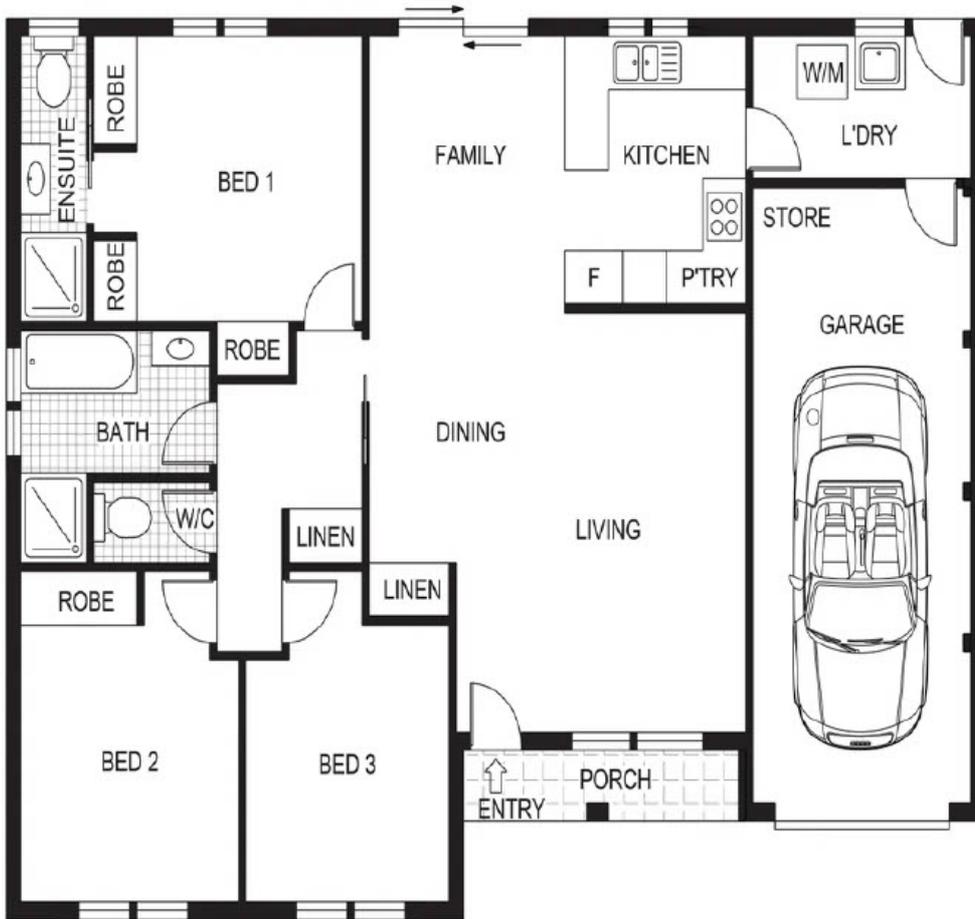
3 BED | 2 BATH | 1 CAR

PRICE:
\$765,000

OPEN FOR INSPECTION:
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.