

11 Mawalan St, Ngunnawal, ACT 2913

Under Contract

House 3 1 1



Comfort & Versatility in a Peaceful Setting

Set in a quiet, peaceful street, this charming three-bedroom home offers a welcoming retreat with flexible living spaces and low-maintenance outdoor areas, ideal for first-home buyers, downsizers, or investors alike.

Open for Inspection

By Appointment.

At the front of the home, a formal lounge creates a cosy atmosphere, enhanced by a gas fireplace that's perfect for relaxing evenings. Flowing through the home, the open-plan kitchen and family room are filled with natural light thanks to the bay windows. The kitchen offers ample storage and an electric cooktop, making it both practical and functional for everyday living.

The light-filled main bedroom enjoys direct access to a two-way bathroom, delivering the convenience and privacy of an ensuite-style layout. Two additional well-sized bedrooms provide comfortable accommodation, with built-in robes featured in the main and second bedrooms.

Adding to the home's versatility, the original garage has been converted into a third living space complete with a split-system air-conditioning unit, ideal as a rumpus room, home office, or additional lounge, with the option to easily convert it back to a garage if desired. This space also features a storage room approx. 2x2.5m.

Year-round comfort is assured with three split-system air conditioning units, as well as ceiling fans throughout, complemented by the warmth of the gas fireplace during cooler months.

Accessed by either the loungeroom, laundry or side gate, the level backyard features a generous paved yard with a gazebo - perfect for outdoor entertaining or quiet relaxation- along with easy-care gardens. A carport at the front of the property provides sheltered off-street parking.

This delightful home combines comfort, flexibility, and convenience in a sought-after, tranquil setting.

Features include:

- 1/2 Quiet street location
- 1/2 Formal lounge with gas fireplace
- 1/2 Open-plan kitchen and family room with bay windows
- 1/2 Main bedroom with two-way bathroom access

Listed By

Troy Thompson

Matthew Herbert

Phone: (02) 6213 3999

