

23 Amagula Ave, Ngunnawal, ACT 2913

Sold - 1/02/2020

House 3 2 1



Character and Charm: One of a Kind

This exceptional family home exudes class, style and a standard of living for a savvy buyer looking for something just a little bit different from the norm.

Open for Inspection

By Appointment.

With north easterly facing windows and a delightful sunroom or guest retreat, all is in place for a new owner to sit back and enjoy a private vista with spectacular garden views of mature roses, magnolias and maples.

Beautifully presented, step in to appreciate:

- * 6 star gas ducted heating plus in slab heating
- * Ducted evaporative cooling
- * NBN Fibre to The Premises (FTTP) supporting high quality video streaming, perfect for movie nights
- * Seasonal, colourful mature garden featuring magnolias, maples, roses with irrigation system and rainwater tank
- * Privacy from layout both inside and out
- * Excellent natural light due to windows all along side of house, overlooking garden
- * Bedroom 3 has a double bed built into the wall cupboard, ideal for creating a temporary guest room
- * The lovely north facing sunroom adjoins Bedroom 3 and can be used as a separate lounge or suite for guests
- * All the north easterly facing windows let in morning sun in the winter
- * 18 solar panels with premium feed in tariff contract, could save hundreds on your electricity bills
- * Save more electricity with skylights to both bathrooms
- * Gas hot water and cooking
- * Quality stainless steel Asko dishwasher
- * Discreet security screens to all sliding doors and sunroom windows
- * Fans in all living areas; Futura Eco fans in bedrooms, including dimmable LED lights with variable colour temperature (warm/cool white)
- * Easy access to Gungahlin Drive and close to light rail, avoiding traffic on your commute
- * Sunny internal courtyard
- * Spacious master bedroom with walk in robe and ensuite
- * Easy-care tiles throughout with carpet in bedrooms

Surrounded by other prestigious quality homes, this tightly held pocket of Ngunnawal is close to popular schools, bus stops and nature reserves with walking trails.

Listed By

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