




10/84 Wanganeen Ave, Ngunnawal, ACT 2913

Sold - 20/07/2022

Townhouse 3  1  1 



## The Perfect Next Chapter

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

This charming home is situated right at the very end of this quiet complex, meaning one less neighbour & a slip lane out the back for your morning stroll!

**Open for Inspection**

By Appointment.

Walking into your north-facing living room, you'll appreciate the soft tones in the generous space. The large windows allow natural light to fill the space & warm the room perfectly. There is room to have a working from home set up or a study space for the kids! It is the perfect space to enjoy a lazy Sunday morning breakfast with a good book in the sun or curling up on a Friday night & flicking through Netflix.

Flow into the kitchen & meals area, and you are greeted by large windows, making the space open & welcoming, yet it remains incredibly private. The kitchen is light and offers plenty of bench space to bake up a storm. Keep an eye on the kids at the breakfast bar doing their homework whilst you cook a beautiful home-cooked meal. The meals area is such a lovely space to spend quality time with the family away from screens to talk & share about your day. Step out onto the balcony to enjoy your morning coffee & your beautiful bushy views of Ngunnawal.

The laundry is cleverly hidden just behind the kitchen. The linen cupboard and additional shelves keep your laundry tidy & practical. With access right outside to hang your washing in the sun, with protection from the wind, your washing will be dry in no time!

The main bedroom is north-facing, allowing you to wake up with the sun of the morning. It offers beautiful sheer curtains, blackout curtains, and a built-in wardrobe. It is a spacious room with soft neutral tones to compliment your style. Both the second and third bedrooms are private, functional, and well sized. The second bedroom also offers a built-in wardrobe.

The backyard is low maintenance, though still plenty of space for the green thumb! The kids have space to play & plenty of room for your dog to roam. It is also a great area to really make your own, extend the balcony around to have outdoor entertaining, or make a BBQ area to have friends & family around in Summer!

The complex itself is friendly, quiet & well maintained. Plenty of visitors parking in the complex & on the street behind (Birrigai Square, head up the slip lane & right to the front door!). The garage has space at the back for extra storage.

The location is fantastic! A 4-minute walk to Ngunnawal shops - Spar Express, pharmacy, take away, F45 & the famous Ngunnawal Bakery (pop on through after the open home & grab a nibble). The park is just across the road, a great place for the kids to burn off some endless energy or to enjoy a picnic in the warmer months.

### Listed By

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