



3 Cuzens Place Ngunnawal, ACT

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### Charming Family Haven

Welcome to this charming home in Ngunnawal! With spacious bedrooms, a cosy Sunken lounge, Formal Dining and family/meals area off the kitchen along with a sunny backyard, it's an ideal retreat for families or investors. Stay comfortable year-round with heating and cooling, and enjoy the convenience of a double garage and pergola for outdoor gatherings. Set in the family-friendly neighbourhood of Ngunnawal, this residence offers easy access to top-notch schools, picturesque parks, and a vibrant local scene. Whether you seek a family haven or a savvy investment, this property invites you to explore its unique charm.

#### Features Overview:

- Single level, Freestanding residence
- NBN connected with FTTP
- Age: 25 years (built in 1999)
- EER (Energy Efficiency Rating): 4.0 Stars

#### Sizes (Approx)

- Internal Living: 168.87 sqm

Price:

SOLD - \$930,000



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Site Plan



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.