



119 Kavangal Circuit Ngunnawal, ACT

3 2 1

### ?THE DOOR IS OPEN, WELCOME HOME?

A WORD FROM OUR SELLERS;

"Our beloved semi-detached home is nestled snugly on a tranquil street, surrounded by fantastic neighbours who've become like family. We've poured our hearts into creating a space that's both welcoming and convenient, with a front and rear yard that's easy to maintain, allowing us more time to enjoy the things we love.

Stepping inside, you'll find a layout that's been carefully designed with comfort in mind. The master suite, where we've enjoyed countless peaceful nights, sits at the front of the house. Its spaciousness, complete with a walk-in wardrobe and an ensuite, has been our sanctuary after long days.

Price: \$745,000+



**Kris Hellier**

0413 799 700

...  
 ...  
 Residence: 107.9sqm (approx.)...  
 Garage: 20.00sqm (approx.)...  
 Alfresco: 16sqm (approx.)...  
 ...  
 ...

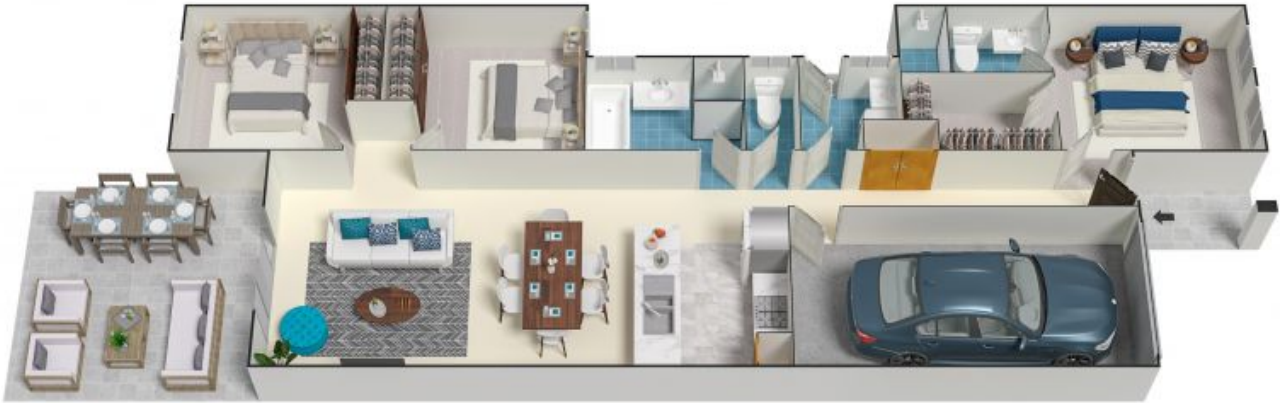


Site Plan



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.

119 Kavangal Circuit  
Ngunnawal



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.