



60 Burrumarra Avenue Ngunnawal, ACT

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

A WORD FROM OUR SELLER;

"Our home is a sanctuary bathed in natural sunlight, surrounded by beautiful gardens that offer a kaleidoscope of colours and fragrances throughout the seasons. Inside, the bamboo flooring adds elegance and tranquillity, while our energy-efficient systems, including reverse air cycling and solar energy, keep us comfortable year-round and environmentally conscious.

Price:

Sold prior to auction-\$805,000



**Kris Hellier**

0413 799 700



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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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.