



110 Paul Coe Crescent Ngunnawal, ACT

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## ?THE DOOR IS OPEN, WELCOME HOME?

A WORD FROM OUR SELLER;

There will be so many things that we will miss about this home. We've cherished evening, sunset strolls through the beautiful golf course that lies just beyond our backyard ? a perfect way to unwind and soak in the natural beauty. The mornings here are equally magical, whether it's watching the first golfers of the day or simply taking in the serene view of a frosted landscape from our dining table.

One of the best-kept secrets of this location is the convenient shortcut leading directly to Burgmann Anglican School, making school runs effortless. Being close to IGA, bus stops, Gungahlin's amenities, and Yerrabi Pond has made our daily life incredibly convenient and enjoyable....

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Our home is built with quality and care that has stood the test of time, featuring solid bricks and a brand-new tiled roof. The sunlit formal lounge has been our favourite place to relax and unwind, a space where natural light pours in, creating a warm and inviting atmosphere. The spacious 2 1/2 car garage, complete with a storage room, offers ample space fo...

Price:

\$1,650,000



**Kris Hellier**

0413 799 700

**STONE**



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

STONE



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.