



## The Grove Ngunnawal

For Sale

\$ 1,165,000

 3  2  2

185 | 1 Monty Place - Ngunnawal - ACT

 156 m<sup>2</sup> Floor Area

### Spacious New Villa in The Grove Extension – Ready 2025!

Discover modern living in this spacious 3-bedroom, 2-bathroom villa, ready to move in by 2025. Featuring an open-plan design with high ceilings, timber floors, and a quality kitchen with stone benchtops, it offers the perfect blend of style and comfort. The main bedroom includes a walk-in robe and ensuite, while the double garage provides convenient internal access. Enjoy year-round comfort with ducted air-conditioning, ceiling fans, and solar power. Complete with an undercover patio and low-maintenance garden, this villa is perfect for easy living.

#### Amenities

 Brand New

 Dishwasher

 Double Lock Up Garage With Internal Access

 Ducted cooling

 Ducted heating

 Flooring - wood



1800 550 550  
[keyton.com.au](https://www.keyton.com.au)

\*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items.

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INTERNAL LIVING	124.7
GARAGE	36.0
ALFRESCO	10.1
PORCH	4.6
<b>TOTAL</b>	<b>175.4 m<sup>2</sup></b>

This is an indicative floor plan that may vary according to home location within the village/resort. The information, dimensions and specifications on this floor plan are believed to be correct but is not guaranteed and may change without notice. Any illustrations are an artist's impression only and subject to change. Keyton gives no warranty concerning the accuracy of the material or information displayed in this brochure and all such warranties (whether implied or otherwise) are excluded to the extent permitted by law. Prospective purchasers should make their own enquiries.