




## The Grove Ngunnawal

Under Offer

\$ 870,000

 2  2  1







22 | 1 Monty Place - Ngunnawal - ACT

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

### Refurbished Corner Villa with Sunlit Living Areas and Private Garden

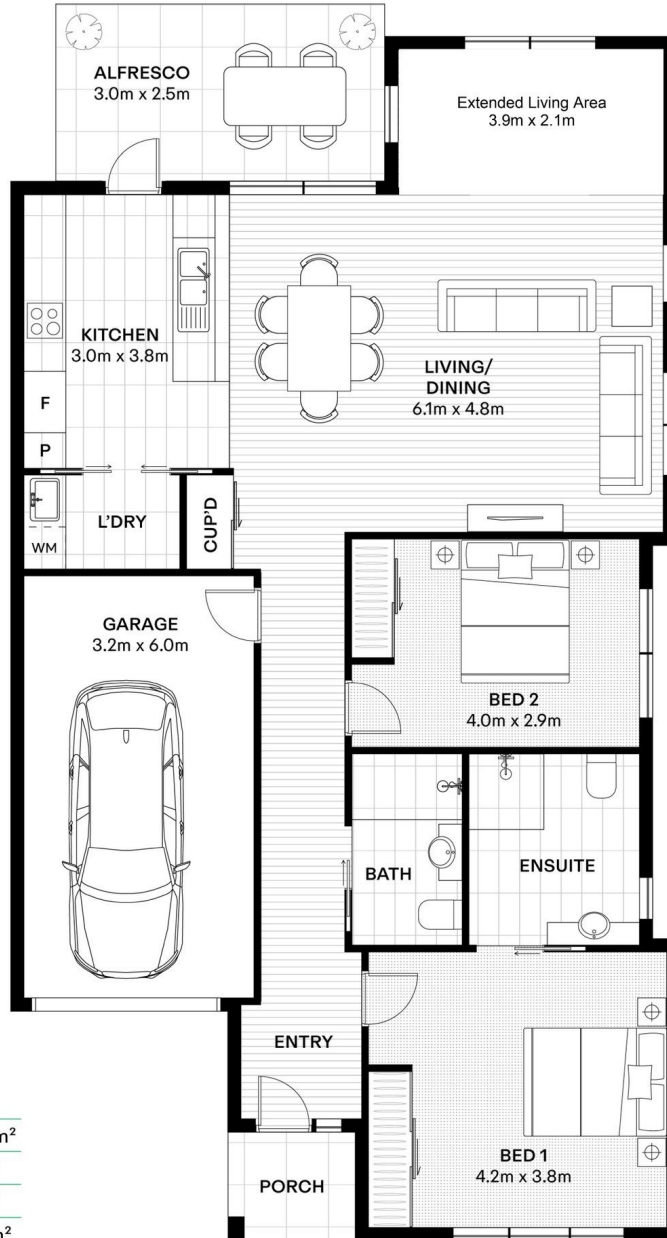
Discover this spacious corner villa in a popular retirement village, boasting an open-plan living space with high ceilings, double glazing, and a modern kitchen that flows to a private alfresco area. The villa features a freshly painted interior with new carpets, an oversized master bedroom with a large ensuite, and a well-established private garden. With a large single garage offering storage and internal access, this home is designed for stylish, low-maintenance living. Don't miss out on this rare opportunity!

#### Amenities

-  Ceiling Fans
-  Corner Position
-  Courtyard
-  Covered patio
-  Dishwasher
-  East facing

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Internal Living	116.3 m <sup>2</sup>
Porch	2.8 m <sup>2</sup>
Alfresco	7.4 m <sup>2</sup>
Garage	20.9 m <sup>2</sup>
<b>Total Area</b>	<b>147.4 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.