




The Grove Ngunnawal

Off Market

Expressions of interest

 3  2  1







83 | 1 Monty Place - Ngunnawal - ACT

 116.3 m² Floor Area

Refined Modern Villa in Prime Village Location with Freshly Updated Décor

Discover the charm of this newly refurbished corner villa in the esteemed Grove Ngunnawal retirement village, where modern elegance meets comfort. Stepping inside, you're welcomed by a spacious, light-filled open plan living area, accented by high ceilings and a fresh decor, leading to a modern kitchen. The layout includes a stylish, north-facing private study or third bedroom and a luxuriously oversized master bedroom with an ensuite. Outdoors, enjoy the simplicity of a private, easy-care alfresco area and garden. This villa combines convenience with peace of mind through features like internal garage access, reverse cycle air conditioning, and an emergency call system. Positioned for privacy and designed for an effortless lifestyle, this residence offers a refined backdrop, embodying a perfect blend of modern living and practicality.

Amenities

-  Ceiling Fans
-  Corner position
-  Dishwasher
-  Modern Kitchen
-  North Facing
-  Single Lock Up Garage With Internal Access

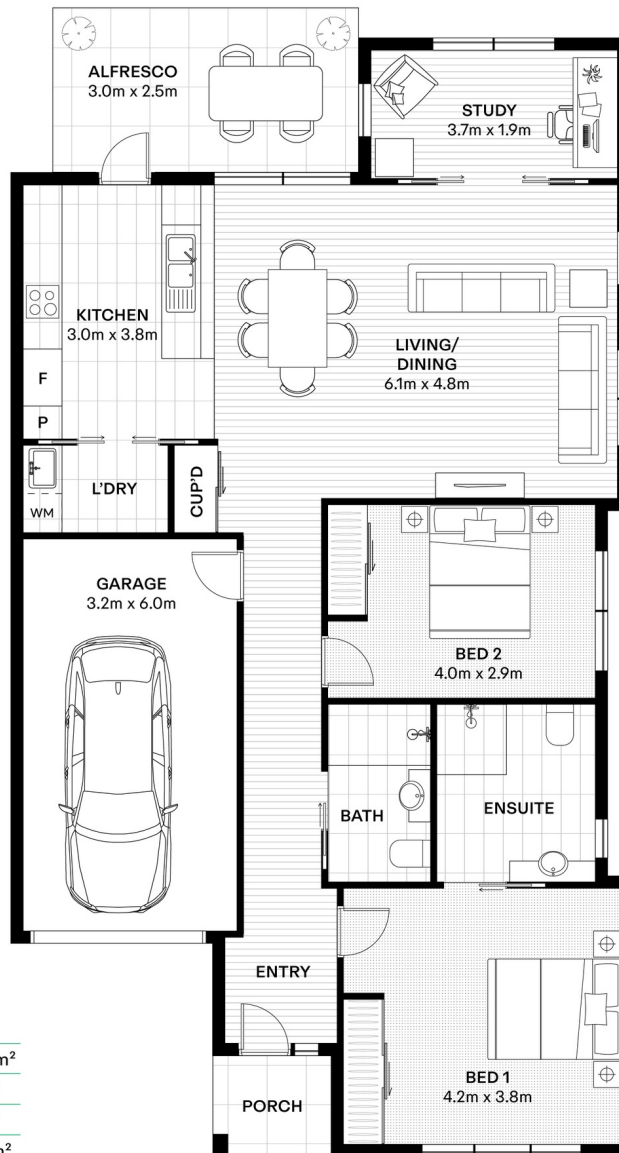


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*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items.

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Internal Living	116.3 m ²
Porch	2.8 m ²
Alfresco	7.4 m ²
Garage	20.9 m ²
Total Area	147.4 m²

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.