



## The Grove Ngunnawal

Under Offer

\$ 1,095,000

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160C | 1 Monty Place - Ngunnawal - ACT

📏 125.5 m<sup>2</sup> Floor Area

### Brand-New Villa with Spacious Yard

Move straight into this light-filled, stand-alone villa in The Grove's newest stage—designed for comfort, style, and effortless living. Enjoy the privacy of a spacious backyard, the ease of a smart floorplan, and the luxury of a stone-finished kitchen. With a vibrant clubhouse, wellness centre, and village green just moments away, every day offers a new way to connect, unwind or explore. The front gardens and exteriors are all maintained for you—just settle in and enjoy the lifestyle.

#### Amenities

- ✦ Brand New
- 🍽 Dishwasher
- 🌡 Ducted cooling
- 🌡 Ducted heating
- 📺 Modern Appliances
- 🍳 Modern Kitchen



1800 550 550  
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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## Lily A



INTERNAL LIVING	125.4
GARAGE	24.2
ALFRESCO	10.5
PORCH	4.4
<b>TOTAL</b>	<b>164.5 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.