







## The Grove Ngunnawal

For Sale

\$1,175,000

 3  2  2







189/1 Monty Place - Ngunnawal - ACT

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

### Brand-New, Connected Living – Move-In Ready

High ceilings and an open-plan design set the tone for relaxed living in this move-in ready villa. The stone kitchen with stainless-steel appliances overlooks bright living spaces that extend to a private garden, opening onto a peaceful nature walk leading to the Homestead. Three bedrooms include a main with walk-in robe and ensuite, complemented by a modern bathroom and separate laundry. With ducted air, ceiling fans, solar power and a double garage with internal access, comfort and convenience come together effortlessly.

### Amenities

-  Close to Shops
-  Close to Transport
-  Double Lock Up Garage
-  Ducted Cooling
-  Ducted Heating
-  Fully Fenced



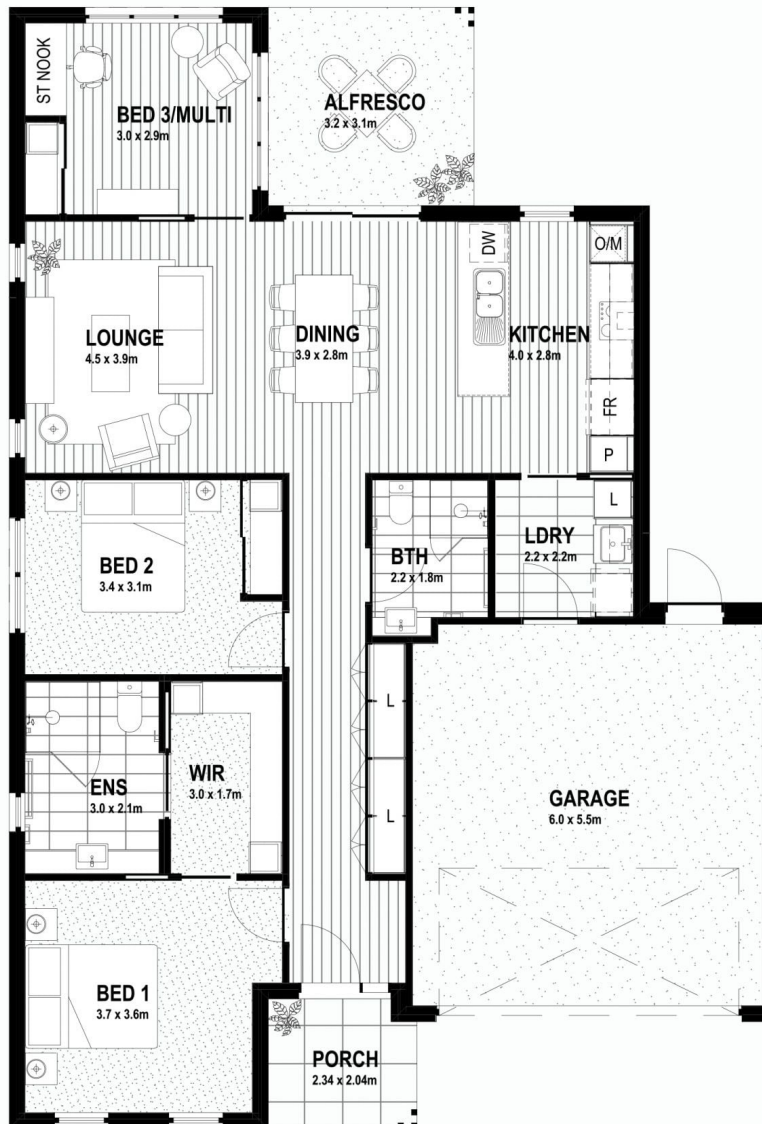
1800 550 550  
[keyton.com.au](https://www.keyton.com.au)

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

189/1 Monty Place - Ngunnawal - ACT

 3  2  2

## Wattle A



|                 |                            |
|-----------------|----------------------------|
| 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.