



## The Grove Ngunnawal

Under Offer

\$ 1,170,000

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166 | 1 Monty Place - Ngunnawal - ACT

📏 124.7 m<sup>2</sup> Floor Area

### Brand-New Villa with Quality Finishes and Open-Plan Design

Introducing the brand-new “Wattle” design villa, ready by early 2026. This stylish home offers a seamless open-plan design with high ceilings, elegant decor, and an ergonomic kitchen featuring stone benchtops and stainless-steel appliances. Boasting three bedrooms, including a main with walk-in robe and ensuite, a modern main bathroom, and a separate laundry, this home is both functional and beautiful. Additional highlights include ducted air-conditioning, ceiling fans, a double garage with internal access, and a solar power system for energy efficiency. Modern living at its finest!

#### Amenities

- ✦ Brand New
- 🏠 Covered patio
- ♿ Disability Access
- 🍽 Dishwasher
- 🚗 Double Lock Up Garage With Internal Access
- 🌬 Ducted cooling

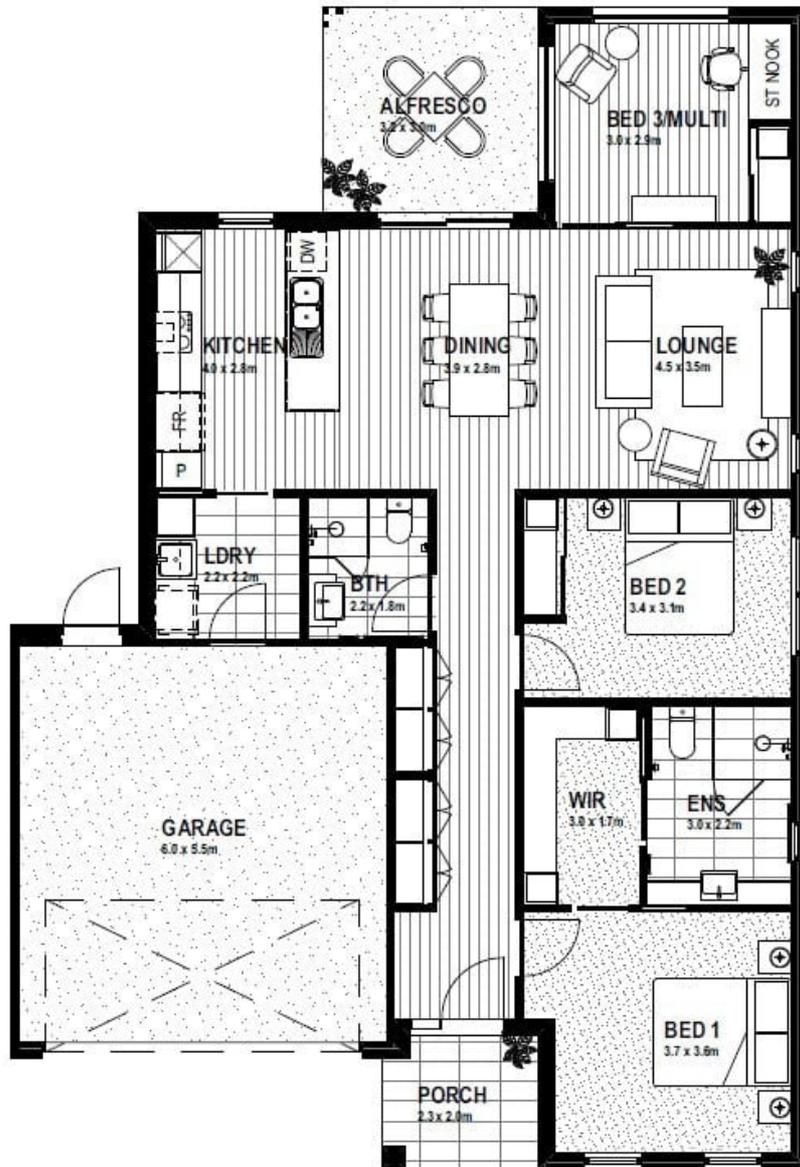


1800 550 550  
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\*Photographs are for illustrative purposes. Some images may depict items not provided by Keyton within the units such as furniture and other decorative items.

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INTERNAL LIVING	124.6
GARAGE	36.1
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.