



## The Grove Ngunnawal

For Sale

\$790,000

 2  1.5  1





118/1 Monty Place - Ngunnawal - ACT

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

### Prime Position, Prime Villa Living

Enjoy low-maintenance living in this beautifully reinstated villa at The Grove Ngunnawal. Freshly painted with new carpet underfoot, the home offers two well-proportioned bedrooms connected by a spacious ensuite, plus a separate powder room for guests. Open-plan living flows to a private courtyard with covered alfresco, creating an easy space to relax or entertain. Complete with a modern kitchen, secure garage with internal access, split system comfort, hand rails, and a 24-hour emergency call system, this is villa living designed for peace of mind.

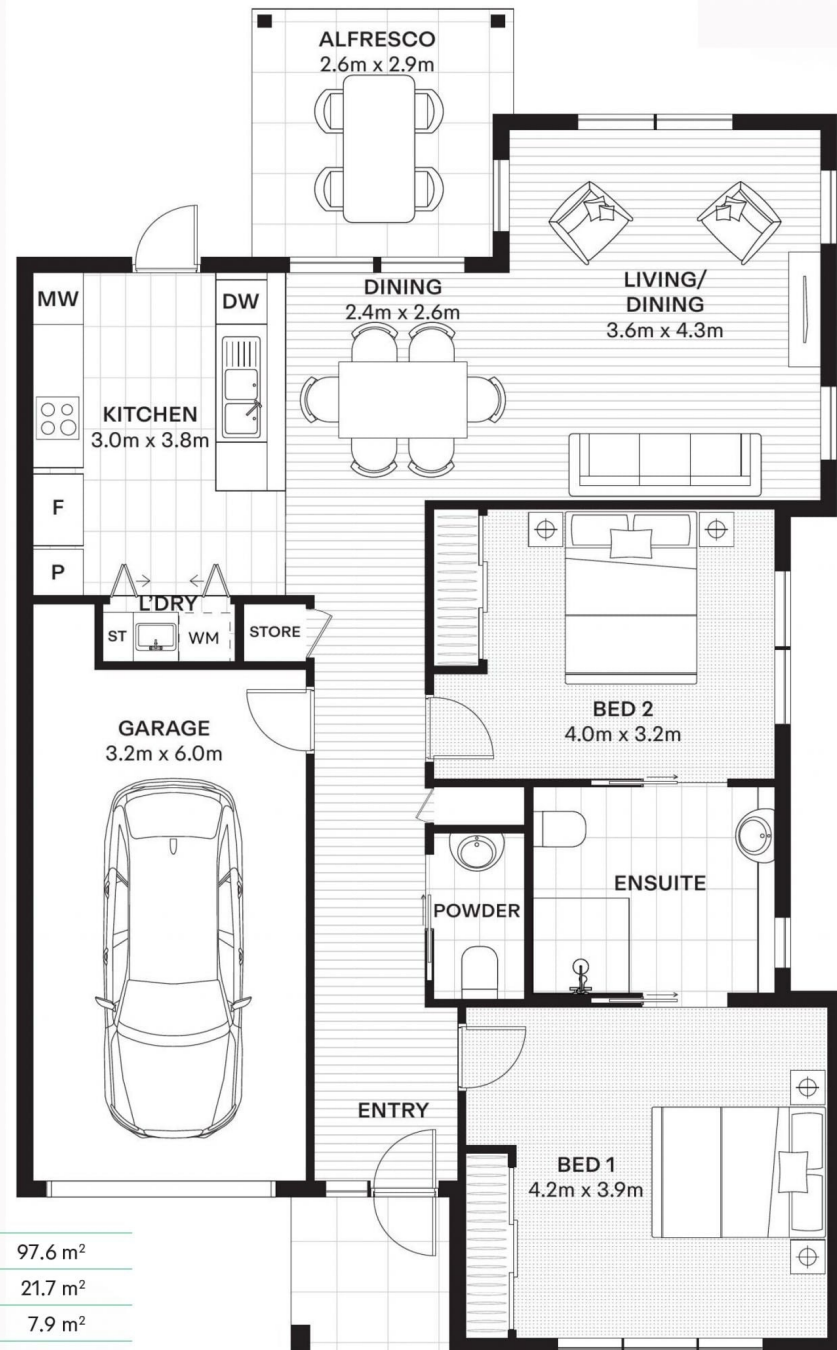
### Amenities

-  Ceiling Fans
-  Courtyard
-  Dishwasher
-  Single Lock Up Garage

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## Poppy



Internal Living	97.6 m <sup>2</sup>
Garage	21.7 m <sup>2</sup>
Alfresco	7.9 m <sup>2</sup>
Porch	3.2 m <sup>2</sup>
<b>Total Area</b>	<b>130.4 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.