

1/3 Banjine Street, O'Connor, ACT 2602



Sold Townhouse

Wednesday, 13 September 2023

1/3 Banjine Street, O'Connor, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$851,000

Welcome to a residence that seamlessly blends convenience, comfort, and a touch of elegance – a rarity that only a select few will have the privilege to own. Nestled within a desired neighbourhood, this 2-bedroom townhouse stands as a testament to modern living at its finest.

Sunlit Sanctuary: Step inside and be embraced by the natural light that pours into every corner of this townhouse. The sun-drenched north-facing living area beckons you to unwind in the rays. Picture yourself in the soft glow as you sip your morning coffee, or as you indulge in an evening of relaxation.

Windows That Whisper Calm: Embrace the peace that comes with knowing your home is well-protected from the outside world. The double-glazed windows ensure that the ambient sounds of the bustling city (at your doorstep) remain mere whispers, allowing you to revel in your private home undisturbed.

Retreat to Your Private Enclaves: Privacy takes centre stage in the bedroom wings, where two bathrooms offer an oasis of tranquillity. Bathrooms for each bedroom ensure that your personal space remains just that – personal. For the convenience of your guests, a discreetly tucked-away toilet on the ground floor adds a touch of thoughtful design.

Nature's Embrace – Courtyards Aplenty: Step into your own outdoor haven. Two courtyards, perfectly positioned on either side of your residence, invite you to explore the delights of outdoor living. Whether it's a potted garden, a space for quiet contemplation, or a haven for entertaining, these courtyards await your personal touch.

Unveiling a Rare Opportunity: In the heart of the city's pulse, this townhouse stands as a rare opportunity to secure your own slice of Suburbia. With street access that seamlessly blends city life with the comforts of home, you're only moments away from the vibrant energy of the surrounding neighbourhood while maintaining your own private retreat. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, please send us an email and it will be immediately sent to you.

What buyers will love the most: A rare townhouse in the heart of the O'Connor No other properties above or below Street frontage, easy access through front courtyard End townhouse with only 1 neighbouring wall (more private and lighter internally) A spacious, north facing open plan living area plus 2 outdoor zones Basement enclosed garage with space to easily fit 2 vehicles and extra storage space for small vehicle, motorbike, tools, etc. Pre-auction offers above the advertised guide price will be considered

Currently vacant so no tenants lease to worry about Flexible settlement options available if you have another property you want, or need, to sell

More features: Modern kitchen with stone benchtops, soft close drawers, dishwasher, ducted range hood, feature glass splashback, 4 burner gas cooktop, electric oven & a large opening window to let in lots of light and fresh air Kitchen has walk in pantry & further downstairs storage Large open plan living area with carpet underfoot, high ceilings & 2 windows to the north 2 large bedrooms each with built in robes & access to balcony Ensuite featuring raked ceiling, 2 x floating vanity's, toilet, large shower plus window for external ventilation Spacious main bathroom with modern fittings, raked ceilings, vanity, toilet & shower/bath combo Reverse cycle heating and cooling in living area & bedroom 2 Separate 3rd toilet downstairs Laundry with cupboard space, bench & sink Double linen cupboard Private semi-covered front courtyard with north orientation & wicking garden beds Private rear courtyard with self-watering planter box (with strawberries) & easy access to basement Basement carparking with additional space to fit smaller vehicle, motorbike, tools etc. All windows & doors double glazed Double doors in living area have triple glazed window LED downlights Gas hot water system 'LOFT 3' development includes: Boutique development of just 12 townhouses 3 visitor car spaces in the basement (accessed via intercom) Basement security cameras 5 minute walk to the light rail stop Short drive or bike ride to Braddon, City & the ANU Stones throw away from Lyneham shops with IGA, chemist, hairdresser & famous Tilley's Devine cafe Positioned in low traffic zone & is extremely quiet Pets welcome (subject to strata notification & approval) WhatsApp group chat for the residences NBN - FTTN

The Numbers: Living Size: 93m² (47m² ground floor + 46m² upstairs) Front courtyard: 46m² Rear courtyard: 28m² Balcony: 7m² Garage: 50m² Age: 9 years (Built 2014) EER: 6 stars Rental potential: \$680/week Strata levies: \$4,880 p.a. General rates: \$2,680 p.a. Water & sewerage rates: \$670 p.a. Land tax (investors only): \$3,675 p.a. Total balance of admin and sinking funds: \$68,420 Unit Plan 4031 Strata manager: LMM Solutions – 02 5110 3200 or enquiries@lmm solutions.com.au

To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, which are updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the web portals) We refer a solicitor who can review the contract prior to auction for FREE Same solicitor can provide a FREE Section 17 Certificate to waiver your cooling off if you want to submit a pre-auction offer Personalised bidding strategy meeting with the auctioneer