

# 1/35 Withnell Circuit, Kambah, ACT 2902

LUTON

## Sold Duplex/Semi-detached

Thursday, 10 August 2023

1/35 Withnell Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m<sup>2</sup>

Type:

Duplex/Semi-detached

## Contact agent

Tucked away in a quiet loop street, this versatile single-level two bedroom dual occupancy home will surely appeal to the budget-conscious downsizer or canny first home buyer. Presented in tidy original condition and set in completely level grounds secured by Colorbond fencing, this welcoming town-home offers a big bright kitchen with breakfast bar, updated bathroom with segregated WC, two good sized bedrooms with built-in wardrobes, separate laundry room plus the added bonus of internal access to a large 4.2m x 3m storeroom space (converted carport) which has previously been utilised as a large third bedroom. Further adding to this property's appeal is its ideal central location close to both Tuggeranong and Woden Town Centres and its handy position just a short distance to Mount Taylor Reserve, Wanniasa shops and a variety of local clubs, cafes, restaurants, medical centres and sports facilities. FEATURES INCLUDE: \* Single-level 2 bedroom dual occupancy home of approximately 83 sqm \* Internal access to an additional 13+ sqm (approx) storeroom used as large 3rd bedroom \* \* Open-plan lounge/dining area \* Big bright kitchen with breakfast bar, electric appliances and ample cupboard space \* Updated bathroom with individual shower recess, full bath tub and sep WC \* Separate laundry room \* Built-in wardrobes to both bedrooms \* Split-system reverse-cycle air-conditioner \* Electric hot water service \* Favorable 4 star EER (Energy Efficiency Rating) \* Hedge-sheltered front garden with feature palm tree \* Secure rear garden with Colorbond fencing and scope to landscape further \* Short distance to Mount Taylor Reserve, Wanniasa shops and a variety of local clubs, cafes, restaurants, medical centres and sports facilities \* Prime central location close to both Tuggeranong and Woden Town Centres \* Informal, self-managed body corporate of two units with zero ongoing levies