

1/39 Fitchett Street, Garran, ACT 2605

LUTON

Sold Townhouse

Friday, 22 March 2024

1/39 Fitchett Street, Garran, ACT 2605

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$725,000

Tucked away in a private and small complex, the spacious, split-level, two-bedroom, one-bathroom townhouse with separate study/third bedroom and single carport is ideally located to make living easy. A pretty and private central courtyard creates a cottage garden view from the generous formal lounge, the kitchen/meals area and the main bedroom. The kitchen/meals area is ready for a makeover but is functional and practical. The original main bathroom also looks out to a small, paved, private courtyard allowing light to cascade through. Adding to the appeal is a separate study which could easily transform to a third bedroom, and a separate laundry with direct outdoor access to the clothesline. The single carport is located at the rear of the property and there is room for another car. Only a few minutes away from the Woden Town Centre, The Canberra Hospital, local schools, public transport and shops, you will be impressed with what's on offer!

Features:

Lower Level:

- Formal front entry with carpet and security screen door
- Large formal lounge room with high ceilings, carpet and sliding glass and screen doors to central paved courtyard with fish pond
- Study/third bedroom with high ceilings and carpet
- Hallway has separate access to courtyard through glass and screen sliding doors, and a linen press

Upper Level:

- Kitchen with original electric rangehood, stove/oven, laminate flooring and benchtops, double sink, breakfast bar, pantry and dining/meals area
- Dining/meals area with carpet, wall mounted reverse-cycle air-conditioning unit and double storage cupboards
- Main bedroom with built-in wardrobe, carpet and access to courtyard through sliding glass and screen door
- Central courtyard with three door access from house, fishpond, large lemon tree and brush fencing with gate to side of the house
- Second bedroom with carpet and built-in wardrobe
- Main bathroom with bath, separate shower, modern vanity with storage and access to small, paved, private courtyard through glass and screen sliding doors
- Separate toilet
- Separate laundry with wash tub and storage
- Small storage unit near single carport
- Visitor parking in complex

Other Features:

- EER: 3
- Rates: \$776 p.q. (approx.)
- Strata fees: \$798 p.q. (approx.)
- Townhouse size: 113m²
- Carport: 20m²
- Block size: 167m²
- Built in: 1978
- Close to public transport, The Canberra Hospital, The Woden Town Centre, public schools and shops