

**1/59 Mcwhae Circuit, Wanniassa, ACT 2903**



**Townhouse For Sale**

Wednesday, 15 May 2024

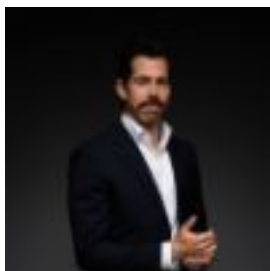
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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Matt Shipard  
0408218179

## By Negotiation

What you see: Luxury and convenience in this northerly appointed, single-level residence. Set back from the street and nestled within a boutique development of three homes. What we see: Tailor made to suit your lifestyle

See more: Single level residence completed in 2022 Situated in a boutique development of three homes North facing living area finished with engineered timber flooring Kitchen featuring 20mm stone benchtops, large island and ample storage Appliances include Bosch induction cooktop, oven and dishwasher Segregated master bedroom featuring WIR and ensuite Additional two bedrooms include BIR's Bathrooms featuring floor to ceiling tiles, wall mounted vanities and freestanding bath in main bathroom Outdoor entertaining area with wrap around yard Zoned reverse cycle heating and cooling Double lockup garage with internal access Double glazed windows and sliding doors throughout Window furnishings throughout Within 8 minutes' walk to Erindale Shopping Precinct Within 8 minutes' drive to South Point Tuggeranong Within 12 minutes' drive to Westfield Woden Living: 134m<sup>2</sup> Garage: 36m<sup>2</sup> Built: 2022 EER: 6.0 Rates: \$2,512 p.a Land tax: \$3,382 p.a Body corporate fees: \$1,711 p.a Rental Appraisal: \$700 - \$750 pw Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.