

1/8 Dawbin Place, Richardson, ACT, 2905

Sold House

Monday, 24 July 2023



1/8 Dawbin Place, Richardson, ACT, 2905

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Frank Walmsley

1/8 Dawbin Place, Richardson ACT 2905

Priced to sell at \$665,000 - best value 3-bedroom home, flexible settlements and early access offered.

This home is about outdoor living with an expansive covered outdoor area with a barbecue and bar.

Inside, the home has been freshly painted and highlighted by a new Spotted Gum hybrid timber flooring system. It has a similar L-shaped living, dining, and kitchen area - and no expense has been spared on the bespoke kitchen in cream tones.

This quality kitchen is enhanced by the two-pack gloss finish that immediately elevates it beyond the ordinary.

Dramatic black benchtops contrast the cabinetry. A passageway off the kitchen/dining area offers a bank of cupboards, again fitted with functional storage systems that deliver plenty of space and ventilation.

There are three bedrooms, all with built-ins, also freshly painted with new carpets. The bathroom will satisfy with its contemporary styling.

There is one car accommodation, again with additional storage capacity.

The front garden has been landscaped, and the soil has been prepared to enable new owners to redesign it to their taste.

Key Features:

3 bedrooms 1 Bath Generous living/dining/kitchen Custom kitchen design Two pack finish Quality appliances Caesar stone benchtop 3xSplit system air-conditioners (Living, Bedroom 1 & 3) Extensive storage 3x3 Mtr garden shed Covered outdoor area Generous bar area and barbecue Single carport and storage Landscaped, low-maintenance gardens

Snapshot of property particulars

Rental estimate: \$650 per week Rates: \$1,374.94 per annum 1 July 2022 to 30 June 2023 Strata fees for common property: \$676.63 per annum (as provided by the seller) Unit entitlement: 49% Residence SQM: 107.54 Land: 420.91 (approx.) Land Tax: \$2101 (as provided by owner) EER: 1.5 Common area =80.00m2 (approx.) Body corporate of 2 Contact exclusive agent Frank Walmsley on 0400446605.