

10/17 Ashley Drive, Wanniasa, ACT 2903



Townhouse For Sale

Friday, 12 April 2024

10/17 Ashley Drive, Wanniasa, ACT 2903

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 77 m2

Type: Townhouse



Kaine Walters
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Alec Brown
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Auction 08/05/2024

Positioned in the heart of Wanniassa, this stunning property offers a perfect blend of modern design and functional living. Step into the bright and airy open plan space encompassing the living, dining, and kitchen areas. The kitchen boasts contemporary style and practicality, featuring an induction cooktop, electric oven, and dishwasher, along with ample storage for all your culinary needs. Upstairs, discover the spacious and segregated bedrooms, offering privacy and comfort. Both bedrooms come complete with an ensuite, split systems for optimal climate control and the master suite has a built-in robe. Relax and unwind in the sunlit and private courtyard, surrounded by easy-care gardens, perfect for enjoying alfresco dining or simply soaking up the sunshine. Additional features include a full-sized laundry with a convenient downstairs powder room and a water tank for sustainable living. With a total living area of 77.5sqm, this property offers a lifestyle of comfort and convenience. Don't miss out on the opportunity to make this your new home sweet home! Property Features Include:

- Bright open plan living, dining and kitchen
- Modern and functional kitchen fitted with induction cooktop, electric oven, dishwasher with ample storage throughout
- Segregated large bedrooms upstairs
- Both bedrooms are fitted with an ensuite and the master suite has a built in robe
- Full sized laundry with downstairs powder room
- Sunlit and private courtyard with easy care gardens
- Easily accessible alfresco dining area
- Water tank fitted
- Spacious townhouse located in corner of the complex
- Complex parking available for guests
- Split systems installed in living and both bedrooms
- Secure single garage with additional storage
- Living: 77.5sqm
- EER: 6.0
- Rates: \$1,694.65pa
- Land tax: \$2,278.58pa (Investors only)
- Body Corporate: \$5,031.96pa
- UV: \$137,700 (2023)

Close Proximity to:

- Erindale Shopping Centre
- Tuggeranong Southpoint, Westfield Woden
- Canberra Hospital
- Local cafes, restaurants and take away
- Erindale Leisure Centre, gyms and sporting ovals
- Wanniassa Preschool and Primary School
- St Mary McKillop College
- Trinity Christian School
- Erindale College
- Wanniassa Hills Nature Reserve
- Public Transport, arterial roads, bike and foot paths

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.