

10/2 Marr Street, Pearce, ACT 2607

Townhouse For Sale

Thursday, 14 December 2023



10/2 Marr Street, Pearce, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Chris Wilson
0418620686



Jack Wilson
0402367713

Offers Above \$875,000

Privately positioned in a quiet but well-located spot is this spacious single level townhouse. Presented in excellent largely original condition throughout you will find the layout ideal for someone who is looking to downsize but not wanting to move into something that is too small. You are conveniently located close to major amenities such as the nearby Mawson shopping precinct and the Phillip and Woden town centers. The layout features good separation between the main bedroom that includes an ensuite bathroom and the other two bedrooms. The formal living areas are extra-large and include formal lounge and dining. There is a convenient meals area adjacent to the kitchen. These areas have a pleasant outlook onto the private rear courtyard and capture the morning sun. Year round comfort is assured with ducted reverse cycle heating and cooling. There is an attached double garage to protect your cars from the elements along with a private front courtyard. If you're looking for a place where you can have a garden that will provide you with satisfaction but not take up your entire weekend, then you should put this townhouse on your list of properties to view. Block Size: 370m² House Size: 155m² Year of Construction: 1984 EER: 2.5 Outgoings: General Rates: \$728 p/qtr (approx.) Land Tax (investors): \$1,016 p/qtr (approx.) Body Corp Levies: \$1,936 p.a. Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.