

# 10/22 Namatjira Drive, Weston, ACT 2611

LUTON

## Sold Townhouse

Monday, 14 August 2023

10/22 Namatjira Drive, Weston, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 160 m2**

**Type: Townhouse**



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

## Contact agent

The listing of this home presents a golden opportunity for its new owners to enjoy their new life in the desirable location of Mountview Estate, which is centrally positioned in Weston just metres away from the retail amenities of Cooleman Court and the comprehensive lifestyle options of the precinct. The contemporary-styled property with a northerly aspect to the rear leaves nothing to be desired for those seeking a low-maintenance and comfortable lifestyle. It is quite spacious, with segregated living and sleeping areas over a split level floor plan. There are three bedrooms – the huge segregated main bedroom has a walk-in wardrobe, updated ensuite and balcony, and shares this level with the large rumpus room with balcony; the remaining two bedrooms on the top level have built-in wardrobes and share the updated main bathroom, while the second bedroom also has access to its own balcony. The open-plan living space is fantastic. It is overlooked by the dining room (that would also be perfect as a home office) on the entry level and includes the kitchen, meals area and lounge room with slow-combustion heater. The renovated kitchen is very well appointed with lots of bench space and cupboards, induction cooktop, dishwasher and breakfast bar. This living space flows out to the totally private, north-facing rear courtyard with covered entertaining deck and in-ground saltwater swimming pool. Entertaining doesn't get any easier. A powder-room is incorporated in the laundry, another convenient feature. There is an additional small courtyard at the front of the home, and a single auto-door garage with internal access. Heating and cooling are provided by two reverse-cycle systems and the very cosy slow combustion heater. Be sure to inspect this great offering in a much sought-after area of Canberra. Features:-  
- Super-convenient location, easy walking distance to Cooleman Court  
- Spacious townhouse with living areas over three levels  
- Three bedrooms – segregated large main with walk-in wardrobe, ensuite and balcony  
- Ideal layout for working from home  
- Updated kitchen and ensuite  
- Reverse-cycle systems and cosy slow-combustion heater  
- Private courtyard with covered entertaining deck and in-ground saltwater swimming pool  
- Easy-care gardens  
- Rental appraisal of \$610 to \$650 per week  
EER: 1.5  
Living Size: 160m<sup>2</sup> (approx.)  
Land Size: 242m<sup>2</sup> (approx.)  
Rates: \$3,043 p.a (approx.)  
Body Corporate Fees: \$3,019 p.a (approx.)