

**10/43 Anderson Street, Chifley, ACT 2606**

**maloneys**

**Sold Townhouse**

Saturday, 23 September 2023

10/43 Anderson Street, Chifley, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

**\$640,000**

This is a terrific townhouse offering more form and function than many of the newer developments. Set in a small, quiet complex in a highly desirable location, you will be impressed by the vast living area and funky retro kitchen. Both bedrooms are segregated from each other and from the main living area, and both are serviced by their own dedicated bathrooms; both also have a built-in study nook and built-in robes. There is a separate laundry, ample hall storage, high ceilings, plantation shutters that screen the living room and a spacious rear courtyard that provides an ideal place for relaxing in private or for outdoor entertaining. Rounding out this unique home, there is a double carport and adjacent secure storage room. If you are seeking to live in this ultra-convenient location, close to the Woden Town Centre and the Public Transport hub of Woden interchange, and you like the idea of something a little bit different – then you need to see this unique home. EER 3

**Property Highlights:**

- Huge living room and dining area
- Kitchen with excellent bench space
- Raked ceilings
- Both bedrooms spacious with substantial built-in wardrobes with desk and drawers
- New window treatments throughout including Modern plantation shutters
- 2 ensuite style bathrooms – one with a shower the other with bath and shower over
- 3-door hall cupboard
- Double brick
- Spacious courtyard
- Reverse cycle air-conditioning
- Double carport plus storage area
- Small quiet complex
- Ultra convenient location

**Property Details:**

Year Built: 1977  
Number in complex: 15  
Property Size: 107m<sup>2</sup>  
Carport: 36m<sup>2</sup>  
Store Room: 1.64m<sup>2</sup>  
Ceiling Insulation: R2 & R4  
Double Brick  
Truss Roof Framing with Raked Ceilings  
Split System Air Conditions  
Outgoing: Rates: \$653.00 per quarter  
Land Tax: \$869.44 per quarter  
Water: \$182.60 per quarter

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