

11/10 Ashby Circuit, Kambah, ACT 2902



Sold Townhouse

Friday, 15 September 2023

11/10 Ashby Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 88 m²

Type: Townhouse

\$540,000

Welcome to number 11 of 10 Ashby Circuit, Kambah. This single level, 2-bedroom townhouse is ideal for a first home buyer to break into the market or those looking to downsize & not compromise. Offering an open plan living/dining area, a private outdoor entertainment area with neat courtyard, 2 spacious, separate bedrooms both with built-in robes, this home has a lot to offer & the opportunity to put your own stamp on making this your own. Perfectly positioned as the last townhome with only one adjoining neighbour along the garage wall, this home offers privacy & an exceptional location for now & years to come. Presenting in neat & original condition, both wet areas are serviceable as is but also provide scope to update & renovate over time to realise your own ideals & style. Perfectly positioned within a short drive to the local Kambah shopping centre, a myriad of schooling options, public transport, playing fields & just a short drive to the thriving Tuggeranong Town Centre. With so many great features on offer, don't miss this opportunity to secure your new home!

The Perks: • Single-level townhouse • Quiet loop street locale • Neat original condition • Open plan living spaces • Electric cooktop & oven • Neat & tidy bathroom featuring both bath & shower • Separate toilet • Full sized laundry • Built-in robes in all bedrooms • Single garage with internal access • Quiet complex • Only one adjoining neighbour along garage wall • Myriad of visitor parking within complex

The Numbers: • 88m² living space • 25m² garage • Build date 1983 • 3-star energy efficiency rating • Rental estimate \$510 - \$530 per week approx. • Rates \$560 per quarter approx. • Strata \$451 per quarter approx. • Land tax (investors only) \$735 per quarter approx. • 2-minute drive approx. to local Namadgi School • 2-minute drive approx. to local IGA • 6-minute drive approx. to thriving South.Point shopping centre

Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.