

# 11/15 Wyselaskie Circuit, Kambah, ACT 2902

## Townhouse For Sale

Friday, 3 May 2024



11/15 Wyselaskie Circuit, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 116 m2

Type: Townhouse



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## Auction

Situated within the Oaklands complex, this single level townhouse offers so much more, with all the sought after features of a traditional home and added lifestyle benefits of a low maintenance dwelling in a fantastic location. Thoughtfully designed with three generous bedrooms, renovated kitchen, and a spacious courtyard with easy care gardens, this is the perfect opportunity for those looking to enter the property market, downsize or invest. A stone's throw away from shops and schools, and with easy access to Tuggeranong, Woden & City centres.

**FEATURES**

- Single level townhouse in a convenient location
- Three generous bedrooms, all with built-in wardrobes
- Generous living and dining areas
- Renovated kitchen with good quality appliances, including an induction cooktop
- Family room or meals area off kitchen
- Bathroom with separate toilet
- Separate laundry
- Good sized courtyard with paved area for entertaining and easy care gardens
- Double lock up garage with automatic door and internal access
- Ducted evaporative cooling and ducted gas heating
- Split system air conditioning unit in lounge room
- New blinds throughout (Watsons)
- New carpet throughout
- 6kW solar panels
- Skylight to kitchen/family room
- Short walk to Kambah Village, Burns Club, and Mt Taylor Primary School
- Close to Namadgi School and Kambah Adventure Playground
- Easy access to major arterial roads to Tuggeranong, Woden and the City

**STATISTICS (all figures are approximate)**

EER: 4.0 Home Size: 116m<sup>2</sup> Garage: 42m<sup>2</sup> Land Size: 331m<sup>2</sup> Construction: 1989 Homes in Complex: 26 Rates: \$640 per quarter Land Tax: \$842 per quarter (only applicable if not primary residence) Strata Levies: \$756 per quarter (admin + sinking fund) Rental Range: \$620 - \$640 per week