

11/2 Hodgson Place, Pearce, ACT 2607



Townhouse For Sale

Saturday, 18 November 2023

11/2 Hodgson Place, Pearce, ACT 2607

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 130 m2

Type: Townhouse



Bree Currall
0262959911



Chloe Lindbeck
0262959911

AUCTION

Welcome to your haven in Pearce! Nestled in this highly sought-after suburb, this spacious 3-bedroom single-level, freestanding townhouse isn't just a home-it's a cherished sanctuary that perfectly blends timeless charm with modern comfort. Upon entering, you'll be delighted by the seamless fusion of classic and contemporary design, maintaining the original character while incorporating modern updates. Privately owned by one family since its inception, this home resonates with a warm and inviting atmosphere, brimming with cherished memories. Drenched in natural light and benefiting from a coveted north-west orientation, the expansive open-plan living and dining areas serve as the heart of this inviting abode. The kitchen, boasting an electric induction cooktop, double drawer dishwasher, ample bench space, and storage, caters to both culinary enthusiasts and everyday cooks. Adjoining the serene private back garden are three generously sized bedrooms, each offering tranquil views that enhance the sense of calm—a peaceful retreat for every household member. Step outside to your private patio, an extension of the living space, perfect for gatherings or quiet moments immersed in nature's beauty. What sets this townhome apart is its standalone status within the development, offering increased privacy and serene views, with only one neighbour. Practicality meets convenience with a double-brick garage for secure parking, an additional driveway, and ample storage solutions throughout the home. The secure front paved courtyard includes a washing line, lockable storage room, and access to a full-sized internal laundry. The family bathroom is a functional delight, featuring a well-proportioned vanity, separate bath and shower, heated towel rails, skylights, and a separate toilet room, enhancing the overall comfort and convenience. This unique opportunity to own a standalone property in a fantastic location within a close-knit community represents a home cherished by one family, now ready to embark on a new chapter. We're open to and will consider offers presented before the scheduled Auction date.*

Spacious 3-bed, 1-bath home with a double lock-up garage* Free-standing within a quality development by 'Canberra Valley Homes Pty Ltd' in 1979* Sitting on a generous 403sqm, allotment with a decent backyard* Approximately 130sqm living space plus a 36sqm garage* Charming single-level home bathed in sunlight with a desirable North West orientation* Features reverse cycle air conditioning for year-round comfort* Conveniently located near shops, excellent schools, and Mount Taylor* Kitchen equipped with a double drawer dishwasher and electric induction cooktop* Ample storage and a separate lockable storeroom* Full-size laundry with access to a front courtyard

Strata: \$616pq (approx.) Rates: \$749pq (approx.) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.