

**11/3 Shepherd Street, Pearce, ACT 2607**

**BLACKSHAW**

**Townhouse For Sale**

Thursday, 11 January 2024

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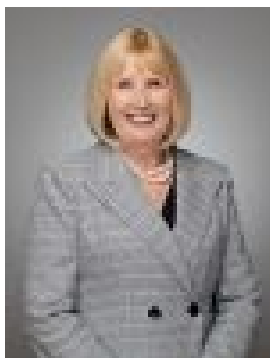
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 135 m2**

**Type: Townhouse**



Christine Bassingthwaighte  
0262952433

**\$755,000+**

This three-bedroom ensuite town house is a cosy and well-equipped townhouse, suitable for a variety of residents, from families to individuals. The combination of the practical layout, outdoor space, north facing windows and proximity to amenities makes it an attractive option for those looking for a comfortable and convenient living arrangement.

- Small complex of townhouses
- Three bedrooms with BIR up stairs
- North facing windows to living area
- Ensuite to master: Provides added convenience and privacy.
- Large downstairs living area a spacious and comfortable space for family gatherings or entertainment.
- Sunny courtyard is feature for outdoor relaxation and or for gardener.
- Double carport parking space for two vehicles, ensuring convenience and protection from the elements.
- Close to local shops convenient for daily necessities and quick errands.
- Proximity to Woden Plaza offers access to a larger shopping and entertainment centre.
- Near Canberra Hospital a significant benefit for residents, especially in case of medical needs.

Strata \$565.07 per quarter  
Sinking fund \$125.45 per quarter