

# 116B Eggleston Crescent, Chifley, ACT 2606



## Townhouse For Sale

Thursday, 16 May 2024

116B Eggleston Crescent, Chifley, ACT 2606

**Bedrooms: 3**

**Bathrooms: 2**

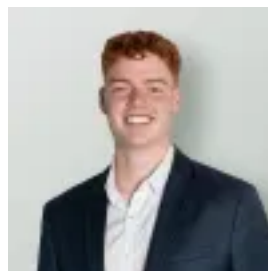
**Parkings: 2**

**Area: 143 m2**

**Type: Townhouse**



Josh Yewdall  
0430213909



Jordan Smith  
0477267694

## AUCTION

Situated in the heart of Woden, this beautifully presented single level home on Egglestone Crescent provides the best in lifestyle and liveability in a quiet and secluded surrounding. Enjoy glorious sun drenched mornings across your entire living space with an ideal North/East aspect. The beautiful timber flooring flows seamlessly throughout the living, lounge and dining spaces and into your open plan kitchen. The kitchen boasts an enormous oversized island bench perfect for food prep and serving along with gas cook top, electric oven, dishwasher, range hood, vast amounts of storage and handy walk-in pantry. The large laundry room next to the kitchen area also provides vast amount of storage and overall space. There are three bedrooms provided nicely spaced along with two large bathrooms. The bedrooms all have nice natural light especially the master bedroom with a gorgeous window outlook to the rear deck area. The two bathrooms have matching feature tiles, great sized shower, bath in main bathroom and ensuite of the master bedroom. The rear courtyard is one of the key highlights of the home with a fully enclosed timber deck space making it the ideal spot for entertaining and just unwinding. Location wise you're spoilt with being only minutes away from the centre of Woden with restaurants, cafes, shopping and local transport. Terrific schooling options are also nearby along with local shops in Chifley, Torrens and Pearce nearby. \* High demand location & layout \* No Strata or Body Corporate \* Private and set back set up in dual occupancy design \* Originally built in 2008\* 143m2 internal living \* Single level layout \* North/East aspect \* Beautiful Timber flooring \* Large open plan kitchen with enormous oversized island bench perfect for food prep and serving along with gas cook top, electric oven, dishwasher, range hood, vast amounts of storage and handy walk-in pantry\* Dedicated dining & living spaces\* Three great sized bedrooms with the master bedroom with ensuite \* Two bathrooms with matching design. Large showers, bath in main and great overall space \* 38m2 Double car garage with electric roller door \* Ducted reverse cycle heating/cooling \* Large laundry room with vast amounts of space and storage \* Great EER - 6.0\* Large enclosed rear deck area \* Teriffic location being minutes to Woden with an abundance of local schools, shops, public transport and restaurants 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.