

12/50 Embling Street, Wanniasa, ACT 2903



Sold Townhouse

Thursday, 12 October 2023

12/50 Embling Street, Wanniasa, ACT 2903

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Townhouse



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\$586,000

Discover the perfect blend of location, comfort, and style in this meticulously maintained two-bedroom single level townhouse. This welcoming home is low maintenance and full of style with easy access and privacy. It is ideal for first time buyers, downsizers, and savvy investors looking to build their portfolio. Featuring a generous open plan lounge, dining, and a spacious kitchen. The north-facing living area is bathed in natural light ensuring a bright and airy feel all day long. Neutral tones, quality custom blinds and plush wool carpets add timeless appeal. Slide open the glass door to connect the living and outdoors, where the sun-drenched terrace creates a private retreat surrounded by landscaped gardens brimming with vibrant flowers and lush greenery. The immaculately maintained kitchen boasts ample cupboard and bench space, with appliances in pristine condition, providing functionality until you decide on any future updates. The sizable master includes wall-to-wall built-in robes, blackout blinds and garden views while the second bedroom is ideal as kids' room, home office or guest room. Embrace a community lifestyle just a short stroll to the Erindale Centre and a huge array of cafes, restaurants and shops. Parks, public transport, sports facilities and excellent schools are minutes away. Don't miss your opportunity to downsize in style, enter the market or build your portfolio. With so much interest in properties of this size, you'll need to move quickly.

Features:

- Stylish 2-bedroom townhouse in a tranquil complex
- Ideal for first-time homebuyers, downsizers, and investors
- Meticulously maintained with tasteful décor
- Light-filled open-plan living and dining space
- Spacious kitchen with electric oven and cooktop
- Both bedrooms with built-in robes
- Well-kept family bathroom with separate bath and shower
- Private courtyard with an entertaining terrace and stunning gardens
- Large separate laundry opening onto a paved utility area
- Split system heating and cooling
- Remote access single garage with tons of roof storage and additional parking
- R5 bus stop close by with direct routes to Woden & the city
- Living space: 89m²
- Block size: 231m²
- Garage: 22m²
- Complex built: 1986
- Rates: \$2414 per annum
- Land Tax: \$3077 per annum (if applicable)
- Body Corporate: \$517.54 per quarter
- EER: 3 Stars
- Rental estimate: \$480 - \$510 per week

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