

12 Hallen Close, Swinger Hill, ACT 2606



House For Sale

Thursday, 11 January 2024

12 Hallen Close, Swinger Hill, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 346 m2

Type: House



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AUCTION

Set in a quiet cul-de-sac within the tightly-held suburb, this three-bedroom townhouse is a unique find on a 346sqm allotment, providing plenty of room for children to play or entertaining to occur. The home has recently been modernised with quality double-glazed windows throughout. The hub of the home is the open-plan living/dining that flows into the kitchen. The master bedroom is segregated to the front of the home with its own balcony with sweeping views. The other bedrooms are generous in size and feature built-in storage. The main bathroom features a shower and bath and a separate toilet. The backyard is generous in size and offers a range of options. Located within close proximity to Swinger Hill Shops, Mawson Southlands, and Woden Town Centre & Hospital. * 3 bed | 1 bath | 1 car* Open-plan living drenched in natural light* Functional kitchen with good storage and near new oven* Master bedroom with private balcony and built in robe* Two bedrooms with built-in storage* Main bathroom with separate shower and bath* Separate toilet* Internal laundry with external access* Large backyard* Single lock-up garage and extensive under house storage* Close proximity to all local amenities Living Size: 109sqm Land Size: 346sqm Rates: \$3,199pa (approx.) Land Tax: \$4,510pa (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.