

**13/44 Tishler Street, Wright, ACT 2611**

LUTON

**Townhouse For Sale**

Saturday, 3 February 2024

13/44 Tishler Street, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Ben Holder

0261763448

## Contact Agent

Welcome home to a residence that seamlessly blends modern luxury with functional design. This 3-bedroom plus a study, 2-bathroom townhouse at 13/44 Tishler Street offers an unparalleled living experience, providing not just a house but a haven for you and your family. Immerse yourself in the spaciousness of three beautifully appointed bedrooms, each crafted to create a retreat that reflects your personal style. Indulge in the comfort of the master bedroom, boasting an ensuite that ensures a private and pampering escape. Entertain with ease in the open plan living and dining area, where the seamless flow of space creates the perfect backdrop for memorable gatherings with friends and family. Unleash your culinary prowess in the well-equipped kitchen featuring electric cooking facilities and exquisite stone benchtops that elevate your cooking experience. Experience the ultimate in climate control with ducted reverse cycle air conditioning and heating, ensuring that your home is a haven in any season. The double car garage not only provides secure parking for two vehicles but also adds a layer of convenience to your daily routine. Escape to the low-maintenance courtyard, a green oasis that invites you to relax and recharge in the serenity of your own outdoor space. This townhouse is more than a dwelling; it's an embodiment of a lifestyle characterised by luxury, comfort, and convenience. 13/44 Tishler Street, Wright, invites you to redefine your idea of home. Don't miss the opportunity to make it yours – contact us today for an exclusive tour and step into a new chapter of refined living!

**Key Features:** Bedrooms 3 with built in robes - Plus a study Bathrooms 2 including ensuite - Plus powder room Double garage Quiet Street Low Maintenance gardens Ducted heating and cooling. Electric cooking Open plan living

**Key Details:** Unimproved Value: \$74,860 Body Corp \$866.80 per quarter Rates: \$472.00 per quarter Land Tax (If Rented) \$629.18 per quarter Living size approx. 124m<sup>2</sup> - Double Garage 35m<sup>2</sup> Courtyard 29m<sup>2</sup> Block size approx. 8514 m<sup>2</sup> EER 6.0 stars Year built 2017

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