

**14/14 Marr Street, Pearce, ACT 2607**

**Townhouse For Sale**

Wednesday, 12 June 2024



14/14 Marr Street, Pearce, ACT 2607

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 94 m2**

**Type: Townhouse**



Glen Kingston  
0262824488

## Auction

Introducing Sherwood Gardens: A centrally located haven offering the epitome of convenience and comfort. This meticulously renovated two-bedroom townhouse presents an irresistible opportunity for discerning buyers. Step into effortless living – this residence has undergone a complete transformation, leaving you with nothing to do but settle in and relish the lifestyle it offers. Whether you're a first-time buyer, downsizer, or investor, this property holds universal appeal. Every detail has been thoughtfully attended to: from the fresh flooring and paint to the sleek new kitchen, laundry, and bathroom. A new hot water system ensures your comfort, while practical additions like blinds and built-in robes enhance the living experience. Inside, spacious living areas invite relaxation, complemented by generously sized bedrooms and a versatile layout. The kitchen seamlessly connects to a dining area or second lounge, opening onto a private courtyard with covered space – perfect for alfresco dining or simply unwinding outdoors. Convenience is paramount – with schools, shops, and the vibrant Phillip precinct just a stroll away. Explore the shopping delights of Westfield Woden or Southlands Mawson, all within easy reach. Plus, with effortless access to major arterials, Sherwood Gardens promises a lifestyle of unparalleled ease. Don't miss your chance to call Sherwood Gardens home.

Features: Flat level Townhouse 2 Bed, 1 bath, 1 Car New Paint New Carpet New Timber Flooring New Kitchen New Laundry New Bathroom New Sliding Robes New 400L Hot water system New Blinds Venetian Rendered Feature Walls

Specifications: EER 3.5 Living: 94m<sup>2</sup> Garage: 19m<sup>2</sup> Ceiling: R3.0 insulation Strata: \$505 pq (approx.) Land Tax: \$3,265pa (approx.) Only if rented\* Approx estimates supplied