

# 14/44 Catalano Street, Wright, ACT 2611



## Sold Townhouse

Friday, 1 September 2023

14/44 Catalano Street, Wright, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 181 m<sup>2</sup>

Type: Townhouse

**\$790,000**

Welcome to 'Garden Terraces'. Nestled in a friendly and well-connected community, this townhouse offers the perfect combination of spacious living and a low maintenance lifestyle. Set in a well-maintained complex of townhouses, it invites you to embrace a tranquil lifestyle surrounded by nature. The entry level features a smart layout suitable for downsizers with the kitchen, living and dining area, a private master bedroom with built-in wardrobes and an ensuite – a rarity in townhouse living. There is also a European-style laundry, powder room, and a spacious double garage with internal access. Upstairs, two more bedrooms, a central bathroom with adult sized bathtub, and a second living area seamlessly unfold, providing an ideal space for a guest retreat or a busy household. The primary living and dining area feels spacious with an open-plan design, contemporary flooring, blinds, and light fixtures. The kitchen offers ample space, storage, and high-quality cooking appliances while remaining connected to the living spaces. Step onto the low-maintenance north-facing outdoor space, a perfect spot for gatherings throughout the year. This townhouse enjoys an ideal north facing aspect, as well as boasts a 6-star energy efficiency rating – it will cost little to heat or cool year-round. For year-round comfort, the home is equipped with multiple reverse-cycle air-conditioning units servicing both living zones and bedrooms. A bonus powder room on the main level serves the main living space, while a large double garage with an automatic panel door and internal access adds to the functional features. It's easy to see this townhouse is at the centre of it all and is a must-see destination for downsizers or entry level buyers seeking a unique and rare opportunity in the heart of Molonglo Valley. Your next chapter awaits... What's Nearby: • Tishler Street Playground, • Ruth Park & Holden Pond – 10-minute walk • Cooleman Court Shopping • Charles Weston & Evelyn Scott School • Stromlo Forest Park • Denman Village Shops – 5 minute drive • Stromlo Leisure Centre • National Arboretum • Molonglo River • Woolworths Metro Wright (Opening Soon) – 5 minute walk • Anglican School Wright (2026 Enrolments) The Perks: • Modern three-bedroom ensuite townhouse in well-maintained complex • Desirable north facing aspect for year round sunlight • High-quality fixtures and fittings • Two spacious levels flooded with natural light • Open layout on main floor with living, dining, and kitchen • Modern kitchen with stone benchtops, breakfast bar • Miele gas cooktop and oven, Delonghi integrated dishwasher + pendant lights • Living area opens to private balcony with synthetic turf for year-round entertaining • Spacious master bedroom on main floor with built-in wardrobes and large ensuite • Upper level features a family living space with bedrooms branching off • Two bedrooms on upper level with built-in wardrobes • Elegant bathroom with feature tiles, vanity, oversized shower and bath • Additional toilet with vanity/wash basin on main floor • European laundry discreetly located off the kitchen • Instant Gas hot water • Double garage with automatic panel door, sensor lighting and internal access • Five Toshiba reverse-cycle air-conditioners for year-round comfort • NBN FTTP (Fibre to the Premise) connectivity for modern living • Quality window furnishings, both heavy block outs and blinds • Security fly screen on the front door and fly screen on the sliding door for a summer breeze. • Neutral interior colours with contemporary floating flooring The Numbers: • Internal Living: 145m<sup>2</sup> • Garage: 36 m<sup>2</sup> • Courtyard: 33 m<sup>2</sup> • Total Townhouse Size: 214m<sup>2</sup> • Rates: \$509 p.q. • Strata Levies: \$929.5 p.q. • Built: 2015 • EER: 6 Stars Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.