

# 14 Hallen Close, Swinger Hill, ACT 2606

## Sold Townhouse

Friday, 1 September 2023



14 Hallen Close, Swinger Hill, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 92 m2

Type: Townhouse



Mikaela Chan  
0416772767

## Contact agent

This beautifully presented two-bedroom townhouse is the perfect choice for professionals, first home buyers, downsizers, or investors. The property boasts a renovated kitchen and chic, modern inclusions throughout, making it move-in ready for its new owners; and the private front courtyard is perfect for hosting family and friends. Within walking distance to Swinger Hill shops, Mawson Primary School and The Canberra Hospital, this home is a must-see for anyone looking for a low maintenance and convenient lifestyle.

**FEATURES**

- Gorgeous townhouse in an elevated position with spectacular mountain views
- Main bedroom with generous built-in mirrored robe and direct access to rear yard
- Second bedroom also with built-in robe
- Open plan living and dining area
- Renovated and stylish kitchen with quality appliances including an integrated dishwasher, high quality rangehood, double microwave oven, tap with pull down hose, large sink, induction cooktop
- Extended kitchen bench top, and spacious integrated pantry with inbuilt power point
- Light filled bathroom with skylight, floating vanity and towel warmer
- Separate, renovated laundry downstairs
- Ducted reverse cycle heating and cooling on top level
- Engineered oak timber flooring throughout
- New custom timber front door with sidelight
- New light fixtures throughout including downlights
- Freshly painted throughout, both internally and externally
- Brand new balcony deck
- Double privacy roller blinds on all windows
- Private front courtyard with lockable gate
- Low maintenance rose garden with fresh turf
- Single lock up garage with automatic door and internal access
- Walking distance to The Canberra Hospital, Swinger Hill shops and Mawson Primary School
- Short drive to Woden Town Centre and the City

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. The location, it's proximity to the Woden Westfield, Mawson and Swinger Hill shops.
2. The quiet neighbourhood, the Swinger Hill community and the privacy of being so elevated.
3. The stunning views and light filled and green views through all the windows.

**STATISTICS (all figures are approximate)**

EER: 2.0  
Home Size: 92m<sup>2</sup>  
Garage: 23m<sup>2</sup>  
Land Size: 173m<sup>2</sup>  
Construction: 1988  
Rates: \$670 per quarter  
Land Tax: \$917 per quarter (only applicable if not primary residence)  
Strata Levy: \$542 per quarter (including sinking fund)  
Rental Range: \$580 - \$600 per week