

# 14 Trumble Street, Pearce, ACT 2607



## House For Sale

Friday, 3 May 2024

14 Trumble Street, Pearce, ACT 2607

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 754 m2**

**Type: House**



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## Auction 18/05/2024

Welcome to your dream home nestled in the heart of Pearce, one of Canberra's most sought-after suburbs. This fully renovated residence offers a perfect blend of modern comfort and timeless charm, with every detail meticulously crafted for your enjoyment. This charming home boasts 3 bedrooms plus a study, providing ample space for the whole family to live and work comfortably. The master bedroom, located at the rear of the home, features an ensuite and sliding doors opening onto the deck. All bedrooms are equipped with built-in robes, ensuring plenty of storage space. Step inside to discover the warmth of bamboo flooring throughout the living, dining, kitchen, and study areas, complemented by brand new carpet in all bedrooms. The interior has been freshly painted, both internally and externally, creating a bright and welcoming ambiance. In the kitchen, you'll find everything you need for culinary excellence. Gas cooking and an electric oven make meal preparation a breeze, while the included dishwasher ensures cleanup is hassle-free. Elegant 40mm stone benchtops provide ample space for meal preparation, and a large freestanding island bench adds both functionality and style. With ample storage space, your kitchen essentials will always be neatly organized and easily accessible. Outside, you'll find your own private sanctuary with beautifully landscaped gardens and a spacious wrap-around deck facing north-east, perfect for soaking up the sun and entertaining guests. A large, detached brick double garage with an electric single-panel door provides secure parking for two vehicles. Conveniently located within walking distance to open playing fields, Pearce shops, bus stops, Marist College, Melrose High, just moments away from the vibrant Woden Town Centre, and Proximity to Mt Taylor bush reserve for walks and exercise. This home offers the ultimate in comfort, convenience, and style. To make this exquisite property your new home, contact us today to arrange a private inspection.

**The Perks:**

- Bamboo flooring
- Brand new carpet to all bedrooms
- Freshly painted internally
- External render and roof painted
- Down lights throughout
- Split system & wall heater
- Built in robes to all bedrooms
- Gas cooking, electric oven and dishwasher
- European laundry
- Wrap around North-East facing deck
- Colorbond fencing
- Secure and private backyard
- Double brick garage with single panel electric door
- Proximity to Mt Taylor bush reserve for walks and exercise.

**The Number:**

- Internal living: 160m<sup>2</sup>
- Block: 754m<sup>2</sup>
- Garage: 51m<sup>2</sup>
- EER: 4 stars
- Rates: \$4036 per annum approx.
- Land tax: \$7246 per annum approx. (investors only)