

# 16/10 Ashby Circuit, Kambah, ACT 2902



## Townhouse For Sale

Thursday, 21 March 2024

16/10 Ashby Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 108 m2

Type: Townhouse



Vittoria Matheson

**\$565,000+**

This well-kept townhouse offers lucrative opportunity and convenience located in the popular suburb of Kambah. This townhouse is tailored toward a range of potential markets with its low maintenance gardens, comfortable yet generous floor plan, and lower cost overheads. 16/10 Ashby Cct is nestled in a private street and has access to multiple schools, local/major shopping, cafes, parks, doctors, veterinary services all within walking, or 5-minute drive. Commuting via public transport is easy with access to bus stops, also located adjacent to the Tuggeranong parkway for a commute by car. This property has been owned and tightly kept by the vendor since its construction showcasing established easy-care gardens, two generous bedrooms with wardrobes, updated functional kitchen, updated bathroom with separate toilet, private street locale making it ideal for children wanting to ride bikes and scooters, secure garage with automatic roller door, and separate full-size laundry. Enjoy easy access to everything you need with the perfect blend of favourable amenities for all! Key Information: • Year of construction 1983 • EER 3.5 • North facing • Reverse cycle system for heating/cooling • 6kw electric wall heater • Secure single garage with automatic roller door • Block size 270 sqm • Residence 82 sqm • Garage and laundry 26 sqm • Body corporate \$489.63 approx. per quarter • Rates \$ \$373.72 approx. per quarter • Estimated rental return \$500pw • NBN ready fibre to the node • Built in robes to both bedrooms Whilst all care has been taken to provide accurate details, MRE does not carry warranty and interested parties must rely on their own enquiries.