

17/166 Clive Steele Avenue, Monash, ACT 2904

Townhouse For Sale

Thursday, 25 January 2024



17/166 Clive Steele Avenue, Monash, ACT 2904

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 102 m2

Type: Townhouse



Jacob Stanton
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Offers Over \$549,000

Experience easy living in this delightful two-story townhouse at 166 Clive Steele Avenue, nestled by the inviting Monash Park Playground-perfect for first-time buyers, young families, or those craving a low-maintenance lifestyle. With Monash Primary, shops, and public transport nearby, it's an ideal hub for seamless daily living. Step inside to discover two bedrooms, one bathroom, and welcoming living spaces. The ground floor boasts a well-designed kitchen and dining area connected to a formal lounge, creating an inviting space for entertaining. A convenient powder room adds an extra touch of comfort. The kitchen is user-friendly with ample bench space and storage, a tiled backsplash plus a free-standing oven with a gas cooktop. Neat and tidy, there's even potential for your own personal touch. There is substantial under stair storage space which can also be used for pantry and extra items. The bedrooms are generously sized, each featuring built-in robes and easy access to a two-way bathroom with an updated shower, rain-fall shower head, toilet, bathtub, and vanity-perfect for young families or couples. Stay comfortable all year with reverse cycle heating & cooling on the lower level and in both bedrooms. The main bedroom also enjoys a ceiling fan, and a cozy Vulcan gas wall heater warms the lower level lounge room. Step outside to a low-maintenance courtyard-a peaceful oasis for relaxation or alfresco dining. Minimal upkeep is needed, and a rear gate provides access onto Charleston Street for additional convenience. Embrace a walkable lifestyle by leaving your car in the single lock-up garage. Monash Park and bus stops are just a short stroll away, and Isabella Pond and Lake Tuggeranong add a refreshing touch to your surroundings. The vibrant heart of Greenway, featuring shops, dining, cafes, and entertainment, is easily accessible. This home has undergone a stylish transformation with new paint, updated carpets, new vinyl timber flooring, and modern touches, making your next move not just easy but exciting. Don't miss the chance for a quality home or a savvy investment in this highly desirable location.

The Lifestyle:

- Lake Tuggeranong
- Monash Oval Playground
- Monash Primary School
- Erindale Shops
- South.Point Shopping District

The Perks:

- Nestled in a charming boutique townhouse community.
- Perfect blend of convenience and tranquility, close to Monash Primary, shops, and public transport.
- Freshly painted, new vinyl timber flooring, and carpets throughout for a stylish and modern look.
- Inviting formal lounge room with substantial understairs storage space.
- Direct access to a single garage for easy parking convenience.
- Well-appointed kitchen and dining room with a seamless flow for entertaining.
- Convenient powder room in the laundry for utmost comfort.
- Private entertaining with a courtyard, easy-care gardens, and rear gate.
- Two generously sized bedrooms with built-in wardrobes.
- Two-way access bathroom with a shower, bathtub, toilet, and vanity.
- 3 x reverse cycle heating and cooling systems throughout.
- Vulcan wall gas heating for year-round comfort.
- Multiple guest car parks on site.

The Numbers:

- Total internal living: 102.43m² approx.
- Garage: 23.94m² approx.
- Block: 167m² approx.
- Rates: \$518 p.q approx.
- Strata Levies: \$631.95 p.q approx.
- Land Tax: \$680.88 p.q approx. (Investors only)
- Build: 1994
- EER: 4 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.