

17/3 Ovens Street, Griffith, ACT 2603



Sold Townhouse

Saturday, 17 February 2024

17/3 Ovens Street, Griffith, ACT 2603

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 254 m2

Type: Townhouse



Luanne Stapleton

Contact agent

Set in the vibrant Griffith suburb, on the edge of Kingston and Manuka precinct with surrounding boutique retail and restaurants this Georgetown townhouse has much to offer. Originally designed for the US Embassy, known for its solid construction and timeless design, set amongst 24 spacious townhouses and in a fabulous location, tightly held and sought after. Townhouse 17 is set over four levels, providing both separation and flexibility inside and there is also a seamless flow to the gated front and rear courtyards. Ground floor flows from either the resident's carpark or from Ovens Street, there is a bedroom with ensuite and a large multipurpose room to use as you please. First Floor is delightful with the generous kitchen large enough to have a dining table, ample cupboards and the bay window taking in the leafy Oven Street. Functional. With a north easterly aspect, 24m² private courtyard allows the light into the lounge. While the dining is between the two, high ceilings adding to the spacious feel. Second Floor is surprising with its segregated bedrooms at either end of the hallway, full laundry, walk-in linen cupboard and complete bathroom. The bedrooms are huge, with built in robes, reverse cycle air conditioning, room for a desk or chaise and you will still have space to twirl. Wall of windows letting the light in. Third Floor is that retreat you have always dreamed of with space, privacy, robes plus walk-in robe, large ensuite. Pop your king size bed in here and it will still look spacious. On your own "Juliet" balcony relax and enjoy the solitude. A wonderful townhouse that is an executive home waiting on your touch, it sprawls across the levels with a sense of space, stately architecture by design and privacy for all bedrooms. Viewing is a must, be surprised at all this townhouse has to offer.

Features Four bedrooms, 3 oversized all with robes Main with ensuite & balcony Ground floor bedroom with ensuite Vast living, dining and kitchen on one floor Dishwasher Wall oven and microwave Large ground floor multipurpose room High 2.7m ceilings throughout Wide staircases Ducted heating and cooling Reverse cycle air conditioning to all bedrooms Walk in linen Full sized laundry Two undercover swipe accessed parking spaces Only one wall shared with adjoining townhouse Swimming Pool and Gym in complex On site visitor parking with side entrance to complex

Figures (all approximate) Built: 1993 Units Plan 928 Townhouse: 254m² Rear Courtyard: 24m² Front: 13m² Body Corporate: Signature Strata Body Corporate Fees: \$3122.15 per quarter Rates: \$1,142 per quarter Land Tax: \$1,511 per quarter (only if rented) Icon water \$187 per quarter