

**17/30 Cartwright Street, Charnwood, ACT 2615**

**McIntyre**  
PROPERTY

## Townhouse For Sale

Friday, 19 January 2024

17/30 Cartwright Street, Charnwood, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 110 m2**

**Type: Townhouse**



Terry Cooper

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**\$630,000+**

Here is your opportunity to get off the rental merry-go-round and start your home ownership journey, or add to your investment portfolio! This lovely 3 bedroom townhouse offers two living areas, generous bedrooms, Euro style laundry, spacious bathroom (recently updated) with separate toilet and sunny outdoor area. The kitchen is centrally located overlooking the family/meals area which opens to the rear courtyard adjacent to public reserve. Though mostly original, the property has been fastidiously maintained and presents very well to the incoming owner. Year round comfort is assured with reverse cycle air conditioning. Sited within easy walking distance to local shops, schools and transport routes, the convenience of this location is hard to top. The 'Silver Gums' complex is quiet and consists of similar properties with plenty of visitor parking. Features Include:

- Quiet complex of 24 townhouses
- Single level
- Two living areas
- Central kitchen
- Updated bathroom with separate toilet
- Mostly original but well presented
- 3 generous bedrooms
- Front and rear courtyards
- Carport and storage
- Reverse cycle air conditioning
- Backs onto reserve
- Close to schools shops and transport
- Ideal first home or investment

Outgoings & Property Information: Living size: 104 sqm Block size: 240 sqm Carport size: 20 sqm Rates: \$2,195 per annum Body Corporate fees: \$2,746 per annum Land tax (if rented): \$2,890 per annum Expected rent: \$485 per week Year Built: 1989 EER: 2.0 Disclaimer: While we take all due care in gathering details regarding our properties either for sale or lease, we accept no responsibility for any inaccuracies herein. All parties/applicants should rely on their own research to confirm any information provided.