

17/48 Kingscote Crescent, Bonython, ACT 2905



Sold Townhouse

Friday, 11 August 2023

17/48 Kingscote Crescent, Bonython, ACT 2905

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Paul Sutton



Robyn Sutton

0409442484

\$805,000

SOLD PRIOR TO AUCTION. Another Bonython property sold by Paul & Robyn Sutton Properties. We have numerous buyers who have missed out, so please call Paul on 0407 099 175 or Robyn on 0409 442 484 if you are thinking of selling a similar property in this popular area. We do not charge additional costs to auction your property. Our goal is to keep your marketing costs as low as possible, while giving your property cost-effective market exposure, to achieve a great result. This spacious 3 bedroom single level townhouse is located in a quiet loop street in the small boutique complex "Pindari Gardens". It is conveniently located within easy walking distance to the major retail precinct of Tuggeranong as well as Centrelink headquarters. It is perfectly suited for those downsizing or the young family. A sun-drenched open plan has a separate formal living area, family room, modern kitchen, ensuite, bathroom and a north-facing covered pergola for entertaining. Two reverse-cycle air conditioners will keep you warm in winter and cool in the summer. A double garage with internal access provides the car accommodation. Set amidst beautiful mature gardens that ensure your privacy, the expansive use of artificial turf ensures your weekends will be free from mowing. Enjoy a relaxing game of tennis or take a stroll around Lake Tuggeranong which is at your fingertips, offering walking paths, riding paths and play parks. Inspection is highly recommended as quality three bedroom single level townhouses are often sought, but seldom found.

Feature Summary:

- Immaculate three bedroom single level home
- Formal and informal living areas
- Modern Kitchen
- Covered Pergola
- Reverse cycle heating and cooling (2 x wall units)
- Split system cooling (1 x wall unit)
- Double garage with internal access
- Boutique complex with tennis court
- Easy care gardens with artificial turf - no mowing
- Close to Tuggeranong Town Centre and Lake
- EER: 4.5
- Body Corporate: \$698 p/q (approx)
- Rates: \$648 p/q (approx)