

19/69 Morrison Street, Kambah, ACT 2902



Sold Townhouse

Saturday, 12 August 2023

19/69 Morrison Street, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



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\$632,500

Enviably indoor and outdoor dimensions, plus a well-connected location, highlight the enticing appeal of this two storey townhouse, ensuring it's the perfect match for busy families, investors or first home buyers. Ideally laid out with two separate living areas and a spacious alfresco, the home also features three robed bedrooms and a full bathroom. Instantly gratifying, the free-flowing living, dining and kitchen domain rests directly beyond the front door and is highlighted by contemporary floorboards and a stunning feature kitchen showcasing wood countertops, a chic white dual bowl ceramic sink with black pull-down mixer, extensive and clever storage solutions behind elegant grey cabinetry, and quality stainless steel appliances including an Electrolux gas cooktop, a Westinghouse electric oven, a canopy rangehood and an integrated dishwasher. At the rear, an approved extension (sunroom or second living with cabinets) overlooks the undercover alfresco area that opens via a glass sliding door to provide a streamlined indoor-outdoor interaction, spanning out onto a paved entertaining zone that links effortlessly with the secure backyard with lawn framed by low maintenance plants and plenty of space for family play. Carpet adorns the three upper-level bedrooms and are each equipped with wardrobes supplemented by a central bathroom with a separate bathtub and a separate toilet. On the ground floor, a full laundry is set alongside the kitchen with an adjoining pantry cleverly hidden under the stairs. The home also features a Rinnai reverse cycle air conditioner in the sunroom/second living, a Daikin ducted system upstairs, a single carport with high roof and an adjoining lock up storage cupboard, plus lengthy driveway for additional parking. Superbly situated just a few minutes from Namadgi School, parks, transport, a petrol station, food outlets, Drakeford Drive and Athllon Drive arterial roads for commuting, Lake Tuggeranong and Tuggeranong Town Centre (including South. Point Tuggeranong), this is an enticing opportunity for young families, or for those looking to downsize to a flat block in a convenient location. EER 2.5 Unit Plan: 400 Body Corporate: Civium Canberra Body Corporate fees: \$660.97p/q (approx.) AUV: \$3,484,400 (Unit Entitlement: 4.35%) Unit Rates: \$2,388.09p/a (approx.) Unit Land Tax: \$3,090.92p/a (approx.) Why this townhouse is solely for you: * Nestled at the end of 'Lakeside Mews' with a generous three bedroom dual level floorplan * Flowing, front open plan area, with the living (with built-in cabinetry), dining and kitchen area conjoined to create a wonderfully social space * 'Timber look' laminate floorboards downstairs make the property feel homely * Gorgeous Ikea designed kitchen (renovated 2018), with wood counter tops, chic white dual bowl ceramic sink with black pull-down mixer, extensive and clever storage solutions behind elegant grey cabinetry, and quality stainless steel appliances including an Electrolux gas cooktop, a Westinghouse electric oven, a canopy rangehood and an integrated dishwasher * Downstairs laundry with an adjoining pantry under the stairs * An approved extension (sunroom or second living with cabinets) overlooks, and flows seamlessly out to the covered alfresco entertaining area and beyond to the gorgeous garden with a grassed space for the kids and/or pets to play, established shrubs and trees, and a substantial shed perfect for storing the lawn mower and other garden tools, all bordered by Colorbond fencing ensuring privacy * The upper level of the home accommodates the three generous bedrooms, all with robes and new carpet * The family bathroom has been updated and features waterproof vinyl plank flooring, a blue vanity with white countertop and stunning black tapware, a bath, a shower with a rain shower head and hand held shower head set, and a separate toilet * A strategically positioned new Rinnai reverse cycle air conditioner in the sunroom/second living provides both heating and cooling throughout the year, while a ducted Daikin system provides comfort upstairs * Lengthy driveway leads to the single carport with high roof and adjoining lock-up storage cupboard * Easy side gate access to the garden * Ultra convenient location, close to Namadgi School, parks, a petrol station, food outlets, Drakeford Drive and Athllon Drive arterial roads, transport, Lake Tuggeranong and Tuggeranong Town Centre (including South. Point Tuggeranong), adds to its exceptional list of credentials as an appealing first home, investment property, or "downsizer" * Townhouse size - Lower level: 52.89m²; Sunroom: 15.35m²; Upper level: 52.89m²; Carport: 21.08m²