

**2/1 Batchelor Street, Torrens, ACT 2607**

LUTON

**Townhouse For Sale**

Thursday, 9 May 2024

2/1 Batchelor Street, Torrens, ACT 2607

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 96 m2**

**Type: Townhouse**



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

## Auction

Presenting a rare and sought after opportunity, this single level townhouse offers the new owner a chance to move into a fully renovated home that is ready for immediate enjoyment, with double glazing throughout. A discreet entry through the front gate leads into a private front courtyard with beautiful landscaping and established trees, including some stunning Japanese Maples. The home itself is light and bright with a large renovated kitchen and comfortable open-plan living which flows out to the back garden. The three bedrooms each have a built-in wardrobe, with the generous main bedroom leading out to a small deck plus it has access to the renovated two-way bathroom. The back garden is delightful, with a paved entertaining area with pergola, an easy-care artificial turfed area and mature trees and shrubs creating a private outdoor sanctuary. There is a garden shed and a rear gate that are practical and convenient additions. The location is second to none, with Marist College, Melrose High, Southlands Shopping Centre and public transport all within easy walking distance, and nature trails also within close proximity. First home buyers, investors and downsizers alike will all appreciate the wonderful opportunity on offer here - not to be missed!

Features:

- Super convenient location, walking distance to schools and shops
- Single-level home
- Tucked away in the corner of the complex affording excellent privacy
- Leafy established gardens
- Open-plan living
- Large renovated kitchen
- Three bedrooms, all with built-in wardrobes
- Spacious main bedroom with private deck
- Two-way renovated bathroom/laundry
- Ducted reverse cycle heating and cooling
- Outdoor entertaining spaces
- Low-maintenance back garden
- Single garage with auto door

Rental appraisal of \$625 to \$275 per week EER: 3.5 Living size: 96m<sup>2</sup> (approx.) Land size: 425m<sup>2</sup> (approx.) Land rates \$2,940 p.a (approx.) Body Corporate \$2,595 p.a (approx.)