

**2/10 Pollock Street, Chifley, ACT 2606**

**Sold Townhouse**

Sunday, 20 August 2023



2/10 Pollock Street, Chifley, ACT 2606

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 181 m2**

**Type: Townhouse**



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## Contact agent

This peaceful home is situated on a quiet street in close proximity to the Chifley shops and the renowned 'A Bite To Eat' cafe. Boasting high-quality features, it offers a luxurious family lifestyle in a desirable suburb. The home's contemporary design showcases bright and spacious living areas, a two-storey floor plan, sizable ensuite, seamless indoor/outdoor integration, and ample privacy. The house has a warm and welcoming atmosphere and is ready for you to move in immediately. This is an excellent chance to secure a home of this kind in the area – don't miss out!

**FEATURES**

- Modern and contemporary home
- Four spacious bedrooms, all with built-in robes
- Main bedroom with walk-in robe and large ensuite
- Formal living and dining room downstairs with access to alfresco
- Gorgeous modern kitchen with stone bench tops, quality appliances and large walk-in pantry
- Main bathroom (servicing bedrooms 2 & 3) with separate toilet
- Guest bathroom downstairs (servicing bedroom 4)
- Family or rumpus room upstairs
- Fully landscaped, low maintenance gardens
- Zoned reverse cycle ducted heating and cooling
- Double glazed windows throughout
- Water tank
- Heat pump hot water system
- Spacious laundry with access to backyard
- Double garage with automatic door, and internal access
- Under stair storage
- Walking distance to Chifley shops, parkland, and Chifley Pre-School
- Short drive to Melrose High School, Marist College, Torrens Primary School, Sacred Heart Primary School, Southlands shopping centre, Westfield Woden, and The Canberra Hospital

**STATISTICS** (all figures are approximate)

EER: 5.5  
Ground Floor Area: 74m<sup>2</sup>  
First Floor Area: 71m<sup>2</sup>  
Total Living: 145m<sup>2</sup>  
Garage: 36m<sup>2</sup>  
Construction: 2022  
Rates: \$933 per quarter  
Land Tax: \$1,318 per quarter  
Strata Levies: \$2,916 per annum  
Rental Range: \$920 - \$950 per week