

2/170 Clive Steele Avenue, Monash, ACT 2904



Townhouse For Sale

Saturday, 9 December 2023

2/170 Clive Steele Avenue, Monash, ACT 2904

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$725,000+

This townhouse opens the door to space, low-maintenance living and is an ideal opportunity to secure an appealing three bedroom, two bathroom townhouse in a well-connected complex. Living here you will enjoy unprecedented convenience and connectivity to everything that truly matters and it's 'ready' appeal is well worth the consideration for first homebuyers, professional couples or astute investors. Cleverly configured over two levels, an inviting tone flows from the moment you enter. The town home's design carries you from the front door through to the lounge and dining area detailed with durable laminate flooring, while the kitchen, meals and family zone enjoys plenty of bench and storage space, Asko dishwasher, Fisher & Paykel gas cooktop, electric Westinghouse oven and a breakfast bar. For convenience, the ground floor also incorporates a laundry, second toilet and under stair storage. For those who love to entertain outdoors, a sliding door extends the space out onto a covered entertaining zone and private courtyard where friends can join you for a summer BBQ. Accommodation graces the upper level, comprising of three bedrooms with built-in robes. An ensuite and family bathroom service the accommodation, with the main bathroom hosting a vanity, shower, bath tub and separate toilet. Ducted reverse cycle heating/cooling and a double garage with undercover access to the front door are additional attractions that will make this property universally appealing. Situated in a tranquil and well-connected complex, this residence is just a hop, skip, and a jump away from local parks and public transport. Stroll easily to schools, parks, and playing fields, and find yourself within moments of Tuggeranong and Erindale centres. This home is ready for a new owner to move in and savour the effortless lifestyle it offers.

EER 3.0 Unit Plan: 1008 Body Corporate: ACT Strata Body Corporate fees: \$646.00p/q (approx.) AUV: \$2,688,400 (Unit Entitlement: 5.1%) Rates: \$2,275.50p/a (approx.) Land Tax: \$3,002.67p/a (payable if rented) (approx.) Townhouse size (approx.) - Ground Floor: 68.89m², Upper Floor: 60.85m², Garage: 37.75m²

Why this townhouse is solely for you: * Nestled in a desirable complex, this is a perfect house size home, but without all the garden space to maintain * The living zones are on the ground level and the bedrooms on the upper level - helps to create the perfect environment for the busy household * Generous and welcoming lounge/dining to the front of the home leads through to a kitchen/family/meals, providing a perfect multi-functional space for entertaining family and friends, or for relaxed family living * The kitchen is a practical meal preparation area, enjoying plenty of bench and storage space, Asko dishwasher, Fisher & Paykel gas cooktop, electric Westinghouse oven and a breakfast bar * Interiors extend to paved entertaining which overlooks the neat, easy-care courtyard garden * Separate laundry with an adjoining downstairs toilet * Three spacious bedrooms on the upper level, all with built-in robes * The main bedroom has it's own ensuite * Bathroom is complete with shower, bath, vanity and separate toilet * Substantial storage space * Ducted reverse cycle heating/cooling keeps the Canberra weather extremes at bay * Combination of chic and durable "wood look" laminate flooring and tiling throughout * Car accommodation is in the form of a double garage * Located only a hop, skip, and a jump away from Monash Park Playground, green spaces, public transport and schools and find yourself within moments of Tuggeranong and Erindale centres