

2/5 Watling Place, Weston, ACT 2611

LUTON

Sold Townhouse

Friday, 29 September 2023

2/5 Watling Place, Weston, ACT 2611

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 80 m2

Type: Townhouse



Tim and Justine Burke
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Contact agent

Ticking all the boxes for first home buyers, investors and downsizers alike, this well-presented two bedroom townhouse is located only metres walk from all the amenities at Cooleman Court, within a well-maintained and tightly-held complex. Enveloped by front and rear courtyards, the home has been refreshed with brand new carpet and fresh paint and boasts a light-filled open-plan living area. The kitchen and bathroom are in original but neat condition and allow the next owner to modernise these to their own taste should they wish to in the future. There are two light-filled bedrooms both with built-in wardrobes and with a lovely outlook to the rear courtyard. The sunny back courtyard is paved and easy-care, and the home backs onto green space affording excellent privacy. There is single carport plus additional parking space for those with cars, but with all the amenities and public transport options of Cooleman Court mere metres away, the need for a car may be unnecessary!

Features:-
- Super convenient location
- Single-level townhouse
- Brand new carpet
- Freshly painted
- Light-filled living areas and bedrooms
- Reverse cycle split system
- Front and rear courtyards
- Single carport plus additional parking space

Rental appraisal of \$520 to \$550 per week
EER: 2
Land Size: 252m²
Living Size: 80m² (approx.)
Land Rates: \$2,175 p.a (approx.)
Body Corporate Fees: \$2,636 p.a (approx.)