

20/26 Marr Street, Pearce, ACT 2607



Sold Townhouse

Monday, 14 August 2023

20/26 Marr Street, Pearce, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 95 m2

Type: Townhouse



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\$885,000

Imagine your brand-new home - without the wait. The lucky new buyer will love a move in ready home with a lockup and leave lifestyle, approx. \$250,000 worth of renovations have been meticulously designed and impeccably executed so that the new owner can enjoy the luxury of beautifully finished interiors, plus the peace of mind of unseen quality with all new electricals, insulation and guttering. Designed to fuse deluxe modern inclusions with a carefree aesthetic, the ground level offers a spacious open-plan layout generously providing for relaxing and entertaining; glorious light-filled living and dining zones enjoying beautiful aspects. Floor to ceiling sliding doors frame the living zone, flowing with seamless transition to your private rear alfresco, exceptionally sized with paved and grassed areas to provide space for multiple outdoor desires, framed by easy care gardens. Boasting modern design elements that shine in timeless style, the kitchen is an exquisite zone where high function and sophisticated elegance work in perfect cohesion. Articulated by clean lines, streamlined cabinetry with soft close drawers provides exceptional pull out & magic corner storage and sits alongside quality Fisher & Paykal induction cooktop, oven & dishwasher. Taking centre stage is the French butlers sink complimented by engineered stone benchtop with waterfall edges. Positioned to maintain privacy, two bedrooms are located upstairs, the grand master befitting of a home of this calibre – double in size, with a sitting/dressing area and access to the full width Juliet balcony. The main bathroom also benefits from high-end fixtures and contemporary style with under floor heating, ABI tapware, feature tiling and storage. Additional features include a powder room/laundry on the lower level also with under floor heating, reverse cycle heating and cooling unit to the lower and ducted heating to the upper level. Ceiling fans and dimmers to the bedrooms and living areas, irrigation sprinkler system, new insulation plus blackout blinds and sheer curtains ensure year-round comfort. There is also a single carport with storage and ample visitor parking for your family and friends. Centrally located, within walking distance of popular schools & playing fields and in close proximity to the ever-popular Pearce shops, Mawson Southlands Shopping Centre & Westfield Woden, this is an unbeatable location and an opportunity to secure a fully renovated property of the highest of quality - not to miss. Features:- Full renovation only just completed - Large open plan living and dining area- High quality kitchen with exceptional pull out & magic corner storage, Fisher & Paykel induction cooktop, oven & dishwasher, French butlers sink, engineered stone benchtop with waterfall edge, full sized pantry and soft close drawers- Private front entryway and expansive back courtyard with paved & grassed entertaining areas- Two large bedrooms, master double in size with sitting/dressing area and full length balcony access (master bedroom was previously bedrooms 2 & 3, infrastructure remains to easily convert back to a three bedroom)- Master bathroom with under floor heating, ABI tapware, feature tiling and storage.- Full sized laundry plus powder room with under floor heating- Single carport with storage- Ducted heating to the upper level and app-controlled reverse cycle heating and cooling unit to the lower- Ceiling fans and dimmers to the bedrooms and living areas, - Irrigation Sprinkler system- Insulation throughout - Walking distance to Melrose High School & Marist College Living Size: 95m² (approx.) Rates: \$1,697.36 p.a (approx.) Land Tax: \$2,221.96 p.a (approx.) (only if rented) Body Corporate: \$638 per quarter (approx.) Construction: 1980, full renovation completed 2022 EER: 3.0