

20 Max Jacobs Avenue, Wright, ACT 2611

Francis

Townhouse For Sale

Friday, 22 March 2024

20 Max Jacobs Avenue, Wright, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Townhouse



Jeremy Francis

0261476000

\$695,000

A rare opportunity in a development of just 10 townhouses, 'Gateway' is one of Molonglo Valleys best kept secrets. Just off Cotter Road the location offers close proximity to everything from Mount Stromlo, the City to the lifestyle and employment attractions of Canberra's Inner South. Downstairs you will discover a spacious design offering segregated meals and living areas for formal furnishing arrangements along with a courtyard off each, a modern kitchen with loads of bench space including a breakfast bar, there is a guest powder room with laundry cleverly concealed under the stairs. Upstairs provides 2 spacious segregated bedrooms perfect for a bit of privacy if a family with kids lived here or perfect for a share home rental, the main bedroom has an en ensuite and an ensuite like bathroom to the second bedroom, as well as a study area. Views towards Mount Stromlo and Black Mountain are respectively enjoyed from each room. This property is currently vacant and ready to move into representing a fantastic opportunity for the right buyer. Features: • 106m2 internal • 37.1m2 courtyards • 27.5m2 carport • 2.7 meter high ceilings • AEG Kitchen appliances • Gas cook-top with ducted range-hood • Stone benches with tiled splash-back • Grohe tapware to kitchen and bathrooms • Soft close toilets (main, ensuite & powder room) • NBN connected • Gas instant hot water • Tap in main courtyard • Mirrored wardrobes • RCAC to Living room and main bedroom • Individual metering water, electricity & gas • Park with Playground on the same block Outgoings Body Corporate \$3,439.36 / annum (2023) Community Title \$1,191.45 / annum (2023) Rates \$2,150.34 / annum (2023) Land Tax \$2,839.73 / annum (2023) only if rented Water & Sewerage ~\$178 / quarter