

21/51 Tishler Street, Wright, ACT 2611



Townhouse For Sale

Saturday, 2 December 2023

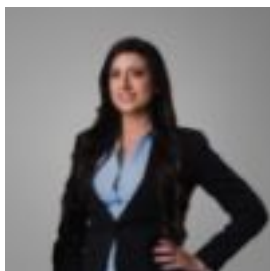
21/51 Tishler Street, Wright, ACT 2611

Bedrooms: 3

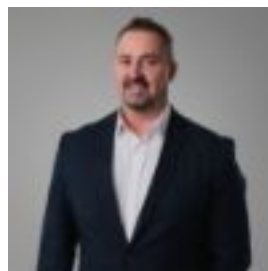
Bathrooms: 2

Parkings: 1

Type: Townhouse



Lauren Myles
0422635679



Phil Smith
0451502105

Overs over \$635,000

Presenting the pinnacle of contemporary, inviting, and hassle-free living, this stylish townhouse is ideally positioned for individuals in pursuit of a dynamic and convenient lifestyle. Offering an array of social, educational, and recreational options just moments away, you'll find yourself spoiled for choice. Situated in the Molonglo Valley, you'll have easy access to a range of amenities and attractions. Enjoy the nearby Stromlo Forest Park, various walking tracks, and large parks and community spaces. The new Woolworths metro supermarket is your new local shopping option, only a few hundred meters from home and Cooleman Court in Weston is a short drive away. Public transport is also easily accessible, enhancing your connectivity. Step inside to discover an expansive open plan living area which is adorned with timber flooring and an eye-catching open staircase. This living area flows beautifully off the well-appointed kitchen which showcases modern stainless-steel appliances, a gas cooktop, stone benchtops and ample storage. There's a beautiful flow from the living areas to a spacious, private courtyard perfect for a family gathering, an evening barbeque or a nice quiet spot to sit and take in the serenity. Two of the bedrooms featuring large built-in wardrobe with the main bedroom featuring a Juliet balcony. The downstairs bedroom has the versatility to be a bedroom or a secluded workspace, home office, exercise zones, or play areas. The modular laundry area is inclusive of a sink and has room for a combined washer/dryer unit. Each room in the property is equipped with split-system reverse cycle air conditioning, ensuring year-round comfort. This charming town home boasts an impressive abundance of natural light. The home presents beautifully as the current owner have lived in and loved their home. You'll appreciate this when you visit our open homes. Seize this incredible opportunity to embrace the Molonglo Valley lifestyle to its fullest. Don't miss out on securing this fantastic opportunity! In close proximity to:

- Stromlo Leisure Centre
- Stromlo Forrest Park
- Charles Weston School
- Evenly Scott School
- Tishler Street Neighborhood Playground
- Ruth Park Playground
- Ridgeline Park
- Judith Wright Park
- Wright Children's Playground
- 80/20 Café Molonglo
- Woollies Metro – Koko Wright
- Morning Dew Café
- Honey Suckle
- Denman IGA

Features:

- Gas cooking
- Split system reverse cycle air conditioning to both levels
- Spacious open plan living area with feature timber flooring
- Modular Laundry
- Main bathroom featuring both a separate bath and shower recess.
- Bedroom Three situated on the lower level could also be utilised as a WFH space
- Secure basement parking for one vehicles
- Storage cage and bike space
- Ideal for the investor or live in owner alike

Essentials:

- EER: 5.5 stars
- Living size: 105m²
- Courtyard: 26m²
- Rates: \$487.46 pq approx.
- Land tax: \$610.87 pq approx. (only applicable to landlords)
- Strata Company: Capital Strata
- Strata Levies: \$732.33 pq approx.
- Age: Built 2013
- Rental estimate: \$630 - \$670 per week