

22 Collings Street, Pearce, ACT 2607

Sold House

Sunday, 24 September 2023



22 Collings Street, Pearce, ACT 2607

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 780 m2

Type: House



Mikaela Chan
0416772767

Contact agent

Situated in a sought-after pocket of Pearce, this free-standing four-bedroom home is easy living packed with potential. Well positioned on a large 780m² (approx.) block, the home has been meticulously maintained, and is perfect to live in while planning a future upgrade, or simply move in and enjoy. With parkland close by and only a short walk to Mt Taylor Nature Reserve, schools, and the local Pearce shops, this property is all about lifestyle and location.

FEATURES

- Much loved family home in a great street
- Four spacious bedrooms, three with built-in robes
- Ensuite to main bedroom with updated vanity
- Brand new carpet throughout
- Centrally located kitchen with brand new bench tops and splashbacks, and ample cupboard and bench space
- Sun-drenched living and dining areas
- Main bathroom with separate toilet
- Enclosed outdoor entertaining terrace
- Spacious backyard with established gardens
- Solar panels x 12
- Reverse cycle air conditioning throughout
- Single lock up garage with automatic door and workshop space
- Single carport
- Easy care gardens with automatic sprinkler system
- Walking distance to local playgrounds, oval, Pearce shops, and Mt Taylor Nature Reserve, Marist College, Melrose High School, and Sacred Heart Primary School
- Short drive to Westfield Woden and The Canberra Hospital

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Perfect for reading a good book whilst basking in the sunny lounge room.
2. Easy barbecues in the private backyard in the summer.
3. The house is safe and airy, and I love watching the birds enjoy the garden.

STATISTICS (all figures are approximate)

EER: 1.5
Home Size: 157m²
Garage Size: 49m²
Land Size: 780m²
Construction: 1967
Land Value: \$788,000 (2023)
Land Rates: \$1,039 per quarter
Land Tax: \$2,222 per quarter (only applicable if not primary residence)
Rental Range: \$760 - \$790 per week