

**22 Etheridge Street, Page, ACT 2614**



**House For Sale**

Friday, 8 March 2024

22 Etheridge Street, Page, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 647 m2**

**Type: House**



Tom Coates

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## Auction 11/04/2024

Located in the peaceful and family-friendly neighbourhood of Page, we welcome you to step inside this inviting space and envision the possibilities to make it your own. Whether you're seeking a place to call home or an investment opportunity, this residence offers the canvas for your dreams. The well designed floor plan provides a home that is spacious and versatile, perfect for a growing family or hosting guests. With its multiple living areas, spacious bedrooms, updated bathrooms and laundry this home does not disappoint. The kitchen is the heart of the home and provides ample storage and the perfect place to entertain, as it flows naturally into the multiple areas of the home both in or outdoors. An inviting blank canvas backyard, perfect for active families, playful pets, or the avid green thumb. Waiting for you to create your ideal outdoor haven. The enclosed carport features a large shed, ideal for storage or workshop. From its spacious layout to the convenient location, this property is a true gem. Set in a prime area, close to schools, parks, shops, and all essential amenities. This home will be auctioned on Thursday, 11th April, at 5:00 pm, at 2/14 Wales Street, Belconnen, unless sold prior. Contact me today for more information or attend the next open home to secure this great opportunity!

**Features**

- Four bedrooms and living areas for ample space and flexibility
- Two updated bathrooms
- Ducted gas heating
- Solar hot water
- Slow combustion fireplace installed in the family room
- Electric cooktop
- Electric Westinghouse double wall mounted oven
- Dishlex dishwasher
- Enclosed carport
- Freshly painted gutters & fascias
- Prime area, close to schools, parks, shops, and all essential amenities

**Stats**

- Living size: 162.30m<sup>2</sup>
- Carport & shed: 35.30m<sup>2</sup>
- Block size: 647m<sup>2</sup>
- Rates: \$825.00 p/q
- Land tax (investors only): \$1,412.96 p/q
- Rental estimate: \$720 - \$750 p/w
- EER: 1.0 stars
- Build: 1969

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