

**26/11 Clingan Street, Wright, ACT 2611**



**Sold Townhouse**

Wednesday, 11 October 2023

26/11 Clingan Street, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$750,000**

A truly unique property, it's often sought and seldom found where a 3 bedroom ensuite home also has a study or home office space with high ceilings and large downstairs living rooms compared to the rest. Not only that, this home has a private and fully fenced courtyard entry from the street, and a double garage with internal access from the rear courtyard. This property combines it all for great liveability and an easy lock up and leave lifestyle. Set in a location with many conveniences, simply move in and enjoy!

Figures (approx): - Living: 133sqm - Front courtyard: 26sqm - Rear courtyard: 16sqm - Garage: 37sqm - Strata: \$4,103pa - Rates: \$1,395pa - Land tax (if rented): \$2,495pa - Rental return: \$670pw - Tenancy: Periodic (vacant possession available with 60 day settlement) - Year of construction: 2017 - Ceiling insulation: R5.3 - EER 3.5

Key features: - Larger living spaces than many other townhouses - Dual courtyards - Double garage with remote door - Stainless steel appliances - Segregated to living and family rooms - Ducted reverse cycle heating and cooling to both storeys - Square set cornices - High ceilings - Separate study/home office - Main bed with ensuite and walk in robe - Main bathroom with separate bath and shower - Flow through ventilation with windows and doors on each end of the townhouse - Separate laundry room with storage - 3rd toilet on the ground floor - Extra storage under stairs

Key location features according to Google Maps: - 150m to Wright Children's Playground - 220m to Tishler St Children's Playground - 500m to Early Learning Centre, Molonglo Medical Centre, Vet - 600m to Charles Weston Primary School - 4min drive to Denman Prospect Shops - 5min drive to Coleman Court - 3min ride to Mt Stromlo