

27/14 Grace Munro Crescent, Strathnairn, ACT 2615

independent
PROPERTY GROUP

Sold Townhouse

Wednesday, 6 September 2023

27/14 Grace Munro Crescent, Strathnairn, ACT 2615

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Townhouse



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\$565,000

An ideal first home or starter for an investor. This property is comfortable, beautifully maintained and a genuine value purchase. Why pay off someone else's mortgage when you can move into this attractive townhome, designed to embody a lasting elegance that will seamlessly interface with lifestyle and tastes. The expansive, comfortable residence occupies a double storey design with top-level finishes throughout. You'll enjoy more spacious living here and revel in the feeling of a private, boutique community. Created to astound – with a bespoke kitchen, designer finishes and abundant natural light, you will love coming home. This townhome features your own separate courtyard spaces, side-by-side double car accommodation, double glazed windows, and your own solar system. Move effortlessly between cool, tranquil spaces full of lavish textures, flexible indoor and outdoor spaces, and secluded communal gardens promoting the perfect play space for kids and pets. Offering a low maintenance lifestyle, this property will appeal to young professionals, downsizers or those who enjoy a life well lived. Your living and dining space is open plan and inviting, making it easy to expand and transform your home to suit every occasion. A formal dinner for eight, brunch in the courtyard for two, or a summer barbecue all are made effortless with this clever design. Open the doors and watch the air and light move with ease from indoors to outdoors and throughout your living spaces with cross flow ventilation. Large, double-glazed windows take full advantage of the leafy surrounds from neighbouring trees and give every chance to enjoy wellbeing. Do you fit this description – retirees, newlyweds, or just good friends? If so, this beautiful townhome is exactly what you have been searching for. With segregated bedrooms and a bathroom and a carpark each, this is the ultimate property for two. Sufficiently compact to exude a cosy, warm ambience but designed to allow individual privacy.

Summary of features:-
Primary northern aspect ensuring light-filled living spaces- Ideal quiet position for enhanced well-being- Double glazed windows and solar system for increased energy efficiency - Versatile layout offering flexible living options- Contemporary style and finishes throughout- Chic kitchen with designer finishes and loads of storage space- Innovative Franke appliance package including dishwasher- Two reverse cycle air-conditioning systems for year-round comfort- European style laundry, the perfect space saver- Blank canvas courtyards with outdoor dining potential- Expansive double storey design making the most of its location- Side-by-side double carport nearby for convenience- Karndean hybrid flooring - stunning and durable - Crimsafe security screen doors for peace of mind- Veri Shade blinds downstairs and dual roller blinds upstairs- NBN provision ensuring high speed internet- Upgraded full height wall tiling in the bathrooms- Storage shed located within the courtyard - Located within a boutique townhome community- Flexible settlement options available

Location: Within an easy walk of your home, you can enjoy large areas of open space, playgrounds, beautiful established woodlands, ponds, barbecue areas, walking circuits and panoramic views. In every direction, the parks of Strathnairn invite you to enjoy great spots for picnics, walking, sporting activities or simply enjoying the outdoors. Venture further afield to Kippax shopping district with endless shopping, dining, and recreational opportunities.

Key figures:- Living area: 83m²- Courtyards: 25m²- Strata levies: \$2,076 p.a.- Rates: \$2,076 p.a.- Land tax (investors only): \$2,571 p.a.- Rental estimate: \$600 p.w.- Year of construction: 2022