

28/14 Grace Munro Crescent, Strathnairn, ACT 2615

MARQ

Townhouse For Sale

Thursday, 11 April 2024

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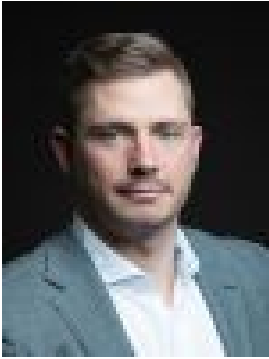
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 111 m2

Type: Townhouse



Jason Anasson
0423821138



Rachel Anasson
0499333217

\$548,000+

This modern two-bedroom townhome within the sustainable Lincoln Rise complex features high quality finishes and is generously split over two floors. The ground floor featuring an open plan living area extends from the kitchen to the north facing rear courtyard, on the upper floor you will find two generously sized bedrooms each complimented with built in robes and two separate bathrooms adjoining the bedrooms. Located within Canberra's newest and greenest community within Ginninderry, Strathnairn offers a vibrant lifestyle within a peaceful setting of West Belconnen. Set close to the popular amenity of the Kippax Town Centre and Belconnen Golf Club and only a short drive to Belconnen Town Centre. - Sustainable two-bedroom townhome with Canberra's greenest community - Functional layout throughout including light filled living and dining area - Contemporary kitchen with stone benchtops and Swiss FRANKE appliances - Two generously sized bedrooms both with built in robes, master with ensuite - Wall mounted reverse cycle air conditioning to the living space and master bedroom - Under stair storage, storage shed in courtyard - 2.2kw Solar panel system, energy efficient appliances - North facing aspect to the living and master bedroom - Energy Efficiency Rating 6.0 - NBN Connected Fibre to the Premises - Two allocated carport car spaces, side by side - 83sqm of internal living, 28 sqm combined courtyard space with front and rear access - Rapid public transport options - Set close to the popular amenity of the Kippax Town Centre, Belconnen Golf Club - Buy with confidence, developed, and built by Canberra's very own Nikias Diamond. General Rates: \$1,914.27 approx. per annum Land Tax: \$2,091.20 approx. per annum Body Corp Fees: \$2,076.27 approx. per annum Disclaimer: Whilst all care has been taken to ensure accuracy, the material and information contained within are approximate only and no warranty can be given. MARQ Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries