

**3/17 Ashley Drive, Wanniasa, ACT 2903**



**Sold Townhouse**

Monday, 14 August 2023

3/17 Ashley Drive, Wanniasa, ACT 2903

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 83 m2**

**Type: Townhouse**



Sally McCallum  
0261890100



Andrew Curren  
0261890100

**\$593,000**

Renovated from top to bottom with brand new appliances, fresh paint and new carpet, 3/17 Ashley Drive boasts a sleek modern interior. This stylish townhouse is move in ready and dressed to impress. Perfect for first home buyers, young families, downsizers and professionals, this charming home is conveniently located in a small boutique complex, close to shops, restaurants, public transport, and the great outdoors. Fresh paint and new floating timber floors create a crisp modern feel while the open and airy design maximises the light and brings the outside in. The open plan living, dining and kitchen run the length of the ground floor, creating an elongated living space that easily rolls into the terraced courtyard. The kitchen is a standout with its gleaming stone benchtops, soft close cabinets and quality Smeg appliances, while the eat-in bench is the perfect space to cook up a storm or entertain friends. Upstairs, two light filled bedrooms create a sanctuary from the hustle and bustle. Generously proportioned at each end of the second floor, both feature large windows, wall-to-wall mirrored robes and ample storage. The fresh white bathroom includes stylish decor, floor to ceiling tiles, sleek cabinetry and an oversized shower. Located a short stroll to Erindale shopping precinct, you'll love the abundance of restaurant and takeaway options, with the Vikings club, gyms, sporting fields and hiking trails all within a few blocks. There are plenty of transport options and a short commute to Woden, Tuggeranong and the City, plus secure underground residents parking. This home will be snapped up quickly, don't miss this fantastic opportunity to get on the property or investment ladder.

Features:- Spacious and modern 2 bedroom, 1.5 bath townhouse- Airy and light north facing lounge and dining with garden views- Stylish kitchen with stone benchtops, soft close drawers, quality Smeg oven, cooktop and dishwasher- Generous courtyard with paved entertaining space and terraced garden beds- Two large bedrooms with built-in robes and split system air conditioning to both rooms- Modern family bathroom with oversized shower, floor to ceiling tiles and quality cabinets, plus additional powder room downstairs- European laundry and additional smart storage under the stairs- Reverse cycle heating and cooling to living and both bedrooms- Secure underground parking and additional storage space and visitor parking- Rainwater tank- Close to Erindale shops, restaurants, schools, and transport- Living space: 83m<sup>2</sup>- Rear courtyard: 48m<sup>2</sup>- Front courtyard: 15m<sup>2</sup>- Year Built: 2013 (Looks New)- Rates: \$1412 per annum- Land Tax: \$1637 per annum (if applicable)- Body Corporate: \$1,314.90 per quarter- EER 6 stars

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.