

# 3/19 Brigden Crescent, Theodore, ACT 2905

## Townhouse For Sale

Monday, 29 April 2024

3/19 Brigden Crescent, Theodore, ACT 2905

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Offers Over \$535,000

Situated in this boutique development of only 6 Townhouses, is this rare opportunity to purchase a two-bedroom free standing street facing highly elevated property, with what could only be described as having million-dollar uninterrupted northerly views. This spectacularly modern design and style home is light and bright and has a wonderful open plan living space that captures all the northern light and sun opening out to a beautiful private and spacious courtyard alfresco area ideal for entertaining family and friends. The well-proportioned kitchen comes with stone bench tops stainless-steel OMEGA appliances, including full sized dishwasher and an abundance of cupboard space. Upstairs has a huge main bedroom with floor to ceiling wardrobe and amazing floor to ceiling picture windows that captures the most incredible views across the mountain ranges and beyond. A second bedroom on this level could be a useful home office space or second bedroom and it too has a built-in robe and desk space. On this level is the cleverly designed bathroom which has floor to ceiling tiling semi frameless shower screen and vanity plus toilet with the integration of a European laundry and window for great ventilation to this area. The added advantage to this property is the oversized single lock up garage with control a door and side space for storage workshop or home gym. This home is truly unique and offers its new owners a raft of opportunity to add more value and is well worth inspection. Features include:

- Large open north facing views
- Alfresco courtyard off living space
- Amazing views from all rooms
- Reverse-cycle heating and cooling
- Lock up garage with remote access
- Boutique development of only 6 properties
- Quiet complex with access to bushland
- Proximity to Calwell Shopping Centre

Figures:

- Living: 81m<sup>2</sup>
- Courtyard : 37m<sup>2</sup>
- Garage: 22m<sup>2</sup>
- Built 2012
- Strata Levies: \$4,300 p.a. approx
- General Rates: \$2,000 p.a. approx
- Land Tax (Investor only): \$2,500 p.a. approx