

3/22 Namatjira Drive, Weston, ACT 2611

LUTON

Townhouse For Sale

Thursday, 7 March 2024

3/22 Namatjira Drive, Weston, ACT 2611

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Geraldine Collison

0419208244

Auction

When you deserve the best.....The space of a house, the convenience of a privately positioned townhouse and style straight off the pages of Vogue Living – this gorgeous townhouse has it all. Located at the end of the complex next to parkland and a pathway leading straight down to Cooleman Court. Beautifully presented throughout enter the home via the huge front deck. An attractive glass balustrade separates the mezzanine level (just two steps up) to the main level of the home. Windows on both sides of the living room flood the area with natural light, the living area flows to the rear terrace. The segregated master bedroom and ensuite bathroom are located off the living room. There is a study (or fourth bedroom option) on this level which also flows to the rear terrace. The stunning kitchen has been thoughtfully designed and includes quality appliances and an enormous amount of cupboard space, including a full wall of floor to ceiling cupboards in the adjacent family room which opens to the enormous deck. Entertaining family and friends will be a pleasure in this home as the spacious deck will accommodate a large or small gathering with the kitchen just through the sliding doors ideal for catering. There are two additional bedrooms, both with built-in wardrobes, opposite the stunning bathroom with central oval bath and spacious shower recess. A well-designed laundry includes washing machine and dryer and good cupboard space and has access to the rear terrace with the clothes line right outside. A powder room is tucked neatly into a corner in the laundry. The rear courtyard is bathed in sunlight and ideal for the establishment of garden beds if you have an interest in growing vegetables or flowers. The gardens are irrigated by a drip system that is managed by an on-line management program. The controller has wi-fi connectivity that can be accessed from your devices and your PC which makes day to day management a breeze. Front and back courtyards have well established screening hedges that provide both privacy and enhances the property's outdoor living environment. Additional features include an automated double garage with a full wall of built-in white open shelves and reverse cycle air conditioning caters for all seasons. Privacy is a key element in this property as the townhouse is located beside parkland – you don't see any neighbours. The parkland beside the townhouse leads straight down to Cooleman Court with its fabulous array of shops and cafes including Woolworths, Aldi, Best & Less, Baker's Delight, an excellent pharmacy and newsagent, Sakeena's, Café Au Lait and Coffee Guru cafés and medical centres. The post office is across the road and a variety of restaurants in the area will provide lots of choices for dining. Whether you are downsizing and want a low maintenance property in the Weston Creek area, a professional couple or family who don't want to spend their weekends gardening or simply want a stunning low maintenance townhouse then make sure you inspect this delightful property.

Features Privately positioned four bedroom, two bathroom, townhouse Light-filled living area flows to rear terrace, glass balustrade separates living and dining area Delightful family room opens to the enormous front deck – a full wall of built-in cupboards in the family room Gourmet kitchen with granite benches, a huge amount of cupboard space, including a pantry and cupboards going right to the ceiling, Siemens electric wall oven, microwave/convection oven, induction cooktop and Fisher & Paykel refrigerator Segregated master bedroom with walk-in robe and ensuite Three additional bedrooms, two with built-in wardrobes, bedroom four also provides a study option and opens to the rear terrace Stunning spacious bathroom with central oval bath and large shower recess, separate powder room Underfloor heating in ensuite and main bathroom Separate laundry with Beko washing machine and dryer and good cupboard space, access to rear terrace and clothes line Smart composite flooring, stylish charcoal grey carpet, fresh white roller blinds with neat pelmets Fabulous large deck – ideal for alfresco dining or entertaining Paved rear terrace Both front and back courtyards are screened with well established hedges and are fully irrigated by a drip system that is managed by an on-line management program Double automated garage with full wall of built-in shelving Townhouse is positioned next to parkland with a pathway leading to Cooleman Court with its fantastic array of shops and cafes Annual Body Corporate Fees (including Sinking Fund) \$3,583.80 Agent's Own Interest