

3/40 Marr Street - 'Edison Gardens', Pearce, ACT 2607

Townhouse For Sale

Saturday, 18 November 2023

3/40 Marr Street - 'Edison Gardens', Pearce, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 122 m2

Type: Townhouse



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AUCTION

Private, secluded, north facing townhouse framed by open green spaces, front and rear established gardens, located in a super convenient location. Presented to please, showcasing a light and bright, open plan interior with dining, meals and living area, modern kitchen and well-maintained bathrooms. Further enhanced by feature raked ceilings and fireplace, cedar picture windows, new carpet and paint, double garage with storage/garden shed and plenty of visitor parking. Tailor-made for those seeking an easy-care lifestyle in a central location. Across the road from Melrose High and Marist College, walking distance to Sacred Heart and Southlands with meandering paths at your doorstep that lead to the foothills and walking trails of Mt Taylor. An absolute beauty and an inspection is highly recommended!

HIGHLIGHTS:

- private and north facing with sun filled living area and bedrooms-backing parkland and surrounded by open green space-dining room upon entry with skylight-cedar, floor to ceiling windows and feature raked timber ceilings in the living room-fireplace space ideal for a feature gas fire-meals area with door access to the front courtyard-sliding door access onto a private rear patio-modern kitchen with dishwasher, electric cook top and oven, cork flooring and data point-bathroom and ensuite presented in very good original condition with new vanities-built-in-ropes and new roller blinds in all 3 bedrooms-separate laundry adjacent to the kitchen-reverse cycle wall unit in the living area-electric wall units-plenty of double power points -new carpet and paint throughout-linen and coat cupboards-private, established front yard with shade sail and pergola -detached double garage with garden/storage shed behind-additional parking in front of the garage-visitor parking at your front door

THE LOCATION:-across the road to Melrose High School and Marist College-walking distance to Southlands and Pearce shopping centres, Sacred Heart and Torrens Primary Schools-a very short drive to the Woden Town Centre, Canberra Hospital, local clubs, restaurants, sporting fields and churches.-easy access to public transport

ADDITIONAL INFORMATION:-Block: 4 Section: 30-Unit: 3 in Unit Plan: 184-EER: 0.5-Year built: 1980 -Living area: 122m²-Land size: 410m²-Land rates: \$806 per quarter-Body Corporate Fees- \$846 per quarter-Body Corporate Manager: ACT Strata Management – 5131 2600 -Rental appraisal: \$650 - \$670 per week All values and measurements are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.