

**3/47 Ashby Circuit, Kambah, ACT 2902**



**Sold Townhouse**

Tuesday, 15 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Townhouse**



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**\$590,000**

Located in a well-maintained complex and attached on one side only this single level 2 bedroom townhouse will appeal equally to the first home buyer, downsizer or investor. As you step inside, the large open plan lounge sets the tone with floating floorboards, beautiful roman blinds and modern downlights. The kitchen is well equipped with plenty of bench space, full sized pantry and an additional study nook hidden behind closed doors. The two bedrooms are segregated and have mirrored built in robes, stylish blinds, new carpet and look out to the picturesque front and rear courtyards. Both courtyards are stunning with established plants and trees providing not only a beautiful spot to soak up the sun with your morning coffee but also aiding in privacy and security. The rear courtyard has Colorbond fencing and backs and sides green space with an additional gate. The addition of 16 solar panels coupled with a great aspect ensures great energy efficiency all year round. The fantastic location is moments from Lake Tuggeranong with its network of walking tracks and bike paths. Minutes to Kambah shopping centre, easy access to public transport and access to Drakeford Drive and arterial routes.

**Key features:**

- Appealing single level townhouse – attached on one side only
- 16 solar panels
- Additional study nook with built in desk
- Built in mirrored wardrobes in both bedrooms & new carpet
- Floating floorboards to living, dining & kitchen areas
- Bathroom with separate toilet
- Well equipped sizeable kitchen
- Functional living area and floor plan
- Reverse cycle heating & cooling
- Oversized rear outdoor entertaining courtyard with mature trees and Colorbond fencing for privacy
- Side gate access from rear courtyard
- Private front courtyard with established plants for additional privacy, screening and security
- Full sized laundry leading to additional courtyard and rear access
- Single garage plus ample visitor parking in complex

**Facts & Figures:**

- Living space: 84.4m<sup>2</sup>
- Block size: 295m<sup>2</sup>
- Complex built: 1982
- Body Corporate: \$536.46 per quarter
- Rates: \$2454 per annum
- Land tax: \$3251 per annum (if applicable)
- Rental estimate: \$480 - \$500 per week
- EER: 2.5 stars

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