

3/61 Ashby Circuit, Kambah, ACT 2902

Townhouse For Sale

Saturday, 18 May 2024

3/61 Ashby Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Robert Peaker
0412726025



Rick Dickson
0419208353

By Negotiation

A great opportunity awaits for a buyer looking to secure a conveniently located property. This two bedroom townhouse is perfect for those looking to enter the real estate market or downsize. Live-in owners will be delighted with its location and the property presents in very good condition. Investors too will appreciate the opportunity to acquire this prime asset in a popular sought after complex with an abundance of prospective tenants working only minutes away in the Tuggeranong Town Centre. Positioned in a well maintained complex you will feel at home in no time. Well-proportioned and consisting of two bedrooms with built-in robes, open plan lounge/dining room, updated kitchen with ample storage and quality finishes. Car accommodation consists of a single lock up garage with remote door and internal access. Completing this package is a front and rear courtyards to enjoy a barbeque with the family or to sit quietly with a book. The new owners will enjoy easy access to a wide range of employment, education, retail, health, entertainment and lifestyle facilities in the immediate area, including Lake Tuggeranong, Kambah Village, Erindale and Tuggeranong Shopping centres plus restaurants, clubs and cinemas. An inspection will confirm this wonderful offering.* Updated kitchen, bathroom and laundry* Spacious open plan living with good quality flooring throughout* Quiet & well maintained complex* Sun-filled front courtyard and private large rear courtyard* Two good size bedrooms with built-in robes* Single lock-up garage with internally access* Sunny north aspect to living areas* Reverse cycle heating and cooling* Close to parks, shops and lifestyle facilities Living 96.30m² approx. Garage 23.94m² approx. Total house size 120.24m² approx.