

# 31/25 Pinkerton Circuit, Kambah, ACT 2902

## Sold Townhouse

Sunday, 5 November 2023

31/25 Pinkerton Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Townhouse



For Sale By Owner (ACT)

## Contact agent

Seize this golden opportunity to own a modern two-bedroom home, perfect for families, downsizers, first home buyers and investors. Nestled in a neat and quiet complex, this stunning home is filled from top to bottom with bright and stylish touches. With all the work done, simply move in and enjoy the convenience. As you step inside, the large open plan lounge sets the tone with brand new floating flooring, a fresh coat of paint, and custom window coverings. Furnished with a reverse cycle split system, the living space is well-ventilated, and spacious. Home cooks will love the well-equipped kitchen complete with elegant benchtops, high-quality appliances and shelving. A skylight also fills the space with an abundance of natural light. The two spacious bedrooms have new carpeting, paint, and window coverings, including dimmable lights and new shelving. The separate second bedroom offers a quiet space and plenty of storage, perfect for a spare room, home office, or children's bedroom. The bathroom features a new shower head, vanity and tapware. Entertainer's delight! The oversized deck provides a wonderful space to relax or entertain friends and family throughout the seasons. The additional back courtyard has a bike shed, space for a veggie patch, and a private space for children and pets to play. Conveniently situated, your new home is only minutes from Kambah IGA, local sought-after schools and Lake Tuggeranong, and a short commute will take you to SouthPoint Shopping Centre, Erindale Shops, Westfield Woden and the CBD. A modern townhouse of this quality is a rare find. Don't miss out on the opportunity to make this house your home.

**Key Features**

- Sunny and secure two-bedroom townhouse
- New modern kitchen and appliances, including dishwasher
- Hot water system and split air-conditioning unit
- New floating floor and carpets
- New skylight to kitchen
- New paint
- Spacious bathroom
- Stunning bedrooms with new carpet, dimmable lighting and triple built-in robes
- Oversized outdoor entertaining courtyard with Colorbond fencing for privacy
- Full sized laundry leading to additional courtyard and rear access
- Allocated single carport with additional storage plus ample free visitor parking in complex

**The Essentials**

- Building Report: Above Average
- Living space: 89m<sup>2</sup>
- Block size: 159m<sup>2</sup>
- Rates: \$580 per quarter (approx)
- Strata: \$809.70 per quarter (approx)
- EER: 4 stars

The Phone Code for this property is: 40571. Please quote this number when phoning or texting.

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