

**32/32 Bunbury Street, Stirling, ACT 2611**

**CARTER + CO**

**Townhouse For Sale**

Thursday, 8 February 2024

32/32 Bunbury Street, Stirling, ACT 2611

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



James Carter And Nik Brozinic  
0261763443



Keeley Gillespie  
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## Auction

The Features You Want To Know!+ Beautifully updated single level 2 bedroom 1 bathroom Townhouse+ Two bedrooms with built in robes+ Newly painted throughout+ New carpet to bedrooms and new spotted gum laminate flooring to living/kitchen+ Ceiling fans to all bedrooms and living room+ Combined kitchen + dining area+ 40mm Stone benchtops+ Free standing 4 burner electric cooktop and oven+ Electric roller blinds in kitchen, living and dining+ Electric roller shutters externally on all windows+ Large adaptable bathroom with handrails+ Established gardens+ Spacious low maintenance rear courtyard with accessibility ramp+ Front courtyard with privacy screen+ Secure 1 car garage with internal access

Why You Want To Live Here!Welcome to 32/32 Bunbury Close, Stirling – a beautifully updated home nestled in the sought-after locale of Weston Creek. This residence seamlessly combines modern aesthetics with accessibility features, ensuring a lifestyle of both elegance and inclusivity. Boasting two sizable bedrooms complete with built-in robes, the home exudes a perfect blend of practicality and style. The thoughtful redesign of the bathroom and the inclusion of ramp access make this property suitable for everyone, prioritizing comfort and convenience. Step into a great-sized courtyard that beckons outdoor entertaining, offering a private oasis for both relaxation and social gatherings. Featuring new carpet, timber floors, and freshly painted interiors, this home is not just aesthetically pleasing but also move-in ready, inviting you to savor the joys of a meticulously updated living space. Situated in the heart of Weston Creek, this address provides easy access to shopping, dining, and outdoor recreation, ensuring a lifestyle of unparalleled convenience. Your new home awaits at 32/32 Bunbury Close – where sophistication, accessibility, and outdoor allure converge for a truly exceptional living experience.

Why This Location Is Great!+ Cooleman Court Shopping Centre+ Stromlo High School+ Chapman Primary School+ St John Vianney's Primary School+ Orana Steiner School+ Westfield Woden+ Multiple Sporting Ovals, Playgrounds and Nature Reserves

The Stats You Need To Know!+ Block: 4+ Section: 30+ EER: 2.5+ Internal Living: 91sqm (approx.)+ Garage: 21sqm (approx.)+ Rates: \$657.37 p.q (approx.)+ Land Tax: \$830.39 p.q (approx. if rented)+ Strata: \$ 696.5p.q (approx.) inc sinking fund+ Rental Appraisal: \$570-\$580 per week + Heating and Cooling: Split System Air Conditioning