

32 Diesendorf Street, Wright, ACT 2611



House For Sale

Thursday, 13 June 2024

32 Diesendorf Street, Wright, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 240 m2

Type: House



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Offers over \$770,000

A unique property amongst the typical 2 storey townhouse offerings, this separate title house is a single level unicorn! You'll appreciate the immaculate condition and abundance of sunlight as the first impression with a true north aspect. From the kitchen with large island to the open plan design, no space is wasted and 'open plan' is certainly on show here. The front and rear gardens are super low maintenance leading to the garage which has extra high ceilings to create a huge amount of storage potential. This property combines it all for great liveability and an easy lock up and leave lifestyle. Set in a location with many conveniences, simply move in and enjoy!

Figures (approx):

- Block size: 240sqm
- Living size: 106sqm
- Garage size: 38sqm
- Pergola size: 9sqm
- Community title fee: \$479pa
- Land tax (if rented): \$4,409pa
- Rates: \$2,582pa
- Rental return: \$700-\$740pw
- Built 2015

Features:

- Separate title
- Separate garage with high ceilings
- Private front and rear courtyards
- Covered entertaining area
- Open plan design
- Large kitchen and island bench
- Ducted reverse cycle heating and cooling
- Floor to ceiling tiling in bathrooms
- Separate laundry
- Water tank

Key location features according to Google Maps:

- 120m to kids' playground and open green space
- 450m to bus stops on John Gorton Drive
- 700m to Charles Weston Primary School
- 4min drive to Stromlo Forrest Park swimming pool, gym, café, creche and health club
- 4min ride to Mt Stromlo MTB trail head
- 5min drive to Cooleman Court
- 6min drive to Denman Prospect shops

What is Community title?: Community title is a form of land tenure in the ACT, which brings separate title parcels of land together in a 'community' of land that have a shared interest or use in common land (in this case the road/driveways for garage access). All of the owners of community title lots will have the use and benefit of the common property in the registered community title scheme.