

**32 Truebridge St, Wright, ACT 2611**

ARCHER

**Townhouse For Sale**

Wednesday, 15 May 2024

32 Truebridge St, Wright, ACT 2611

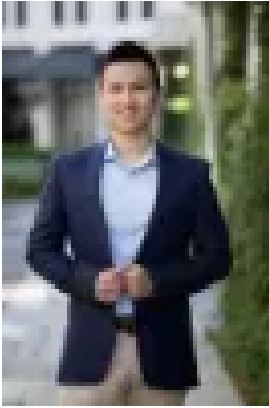
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 128 m2**

**Type: Townhouse**



Alex Wang

0262625232

**\$699,000+**

Discover contemporary living in the desirable Molonglo Valley with this stylish townhouse nestled in a modern complex. This ideally located home is just steps away from local amenities including the newly opened Woolworths in Wright, Evelyn Scott School, and the recreational offerings of Mt Stromlo Reserve and Leisure Centre. Additionally, Cooleman Court, Woden Westfield, and the CBD are all easily accessible, placing everything you need within a short drive. This North-East facing two-storey home offers a generously proportioned open-plan living area, dining space, and a contemporary kitchen - all on the ground floor with direct access to a low-maintenance back yard features artificial grass and lockable gate, provides private and safe outdoor settings. The ground level also features a bedroom/multi-purpose room which is perfect for ground level living or home office welcoming visitors. The modern kitchen offers ample storage space, allowing you to keep everything organized effortlessly. Upstairs, the master bedroom offers a peaceful retreat with its own ensuite, enhancing the home's private comforts. A third bedroom and a main bathroom provide additional flexibility and space to meet the needs of your family. This townhouse combines the ultimate in convenience and modern living, making it a perfect choice for families seeking a dynamic yet peaceful lifestyle. Contact us today for more information and to schedule a viewing.

Features:

- Two-storey floor plan
- Easy-to-maintain enclosed backyard with artificial grass
- Open plan living and dining area
- Floorboards in ground level
- Gas cooktop
- Stainless Steel Appliance
- Stone benchtops
- R/C Air condition in living area and all bedrooms
- Full-height tiles in bathroom and ensuite
- Artificial grass in backyard
- Under ground secure car park with storage
- NBN Ready
- Close to local Woolworth, Evelyn Scott School and the Mt Stromlo Reserve and Leisure Centre and walking tracks

Particulars (all approx.)  
Year Built: 2015  
Living Size: 105 m<sup>2</sup> + 23 m<sup>2</sup> backyard  
Strata: \$732/quarter  
Rates: \$488/quarter  
Rent Estimate: 680/week  
EER: 6.0

**DISCLAIMER** We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.