

32B Gatton Street, Farrer, ACT 2607



Townhouse For Sale

Friday, 12 April 2024

32B Gatton Street, Farrer, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Townhouse



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\$485,000+

Nestled in the hills of Farrer, this townhouse is the perfect first home or investment for buyers wanting easy living with a touch of sophistication. Set across two levels, this two-bedroom home offers stylish open plan living, a kitchen to die for and a convenient location near shops, cafes and major centres. On the upper level, the open and airy lounge and dining area is bathed in sunlight through a bay of large northerly windows, creating a warm and inviting space to relax or entertain. The centrepiece of the home is the fully updated kitchen boasting an expansive stone waterfall island bench, top quality stainless-steel appliances and loads of cupboard space. It's the perfect spot for casual dining or to host cocktails with friends before you spill out onto the open-air balcony. Downstairs are two stylish, well-appointed bedrooms with built-in robes and a roomy bathroom with modern updates. You'll also find a large separate laundry offering plenty of storage space. Located a few minutes' walk from Farrer shops, you'll love getting amongst the locals at the famous Fox and Bow Cafe and enjoying the smells from the nearby bakery. Mawson shopping center, Woden and Tuggeranong are a quick drive, as are great transport connections to make your commute a breeze. For outdoor enthusiasts, Isaacs and Farrer Ridge beckon with their scenic trails and recreational activities. Act quickly, first-time buyers and astute investors will snap this one up quickly.

Features:

- Stylishly updated two-bedroom, two-story townhouse
- Light filled and spacious open plan living and meals area
- Stunning kitchen featuring island bench with waterfall stone benchtop, quality Westinghouse appliances such as stainless steel oven, dishwasher and new electric cooktop
- Outdoor entertaining space on the balcony
- Two double bedrooms with built-in robes
- Generous updated bathroom floor to ceiling tiles, updated cabinetry and fittings
- Split system heating and cooling
- Full-sized laundry with ample storage
- Single carport with additional storage, plus guest parking in complex
- Conveniently located near local shops, main centres, transport, and nature
- Living space: 90m²
- Balcony space: 14m²
- Complex built: 1971
- Rates: \$2484 per annum
- Land Tax: \$3385 per annum (if applicable)
- Body corporate: \$844.56 per quarter
- EER: 4 Stars
- Rental estimate: \$500 - \$520 per week

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