

**33/36 Fink Crescent, Calwell, ACT 2905**

**MARQ**

**Sold Townhouse**

Monday, 14 August 2023

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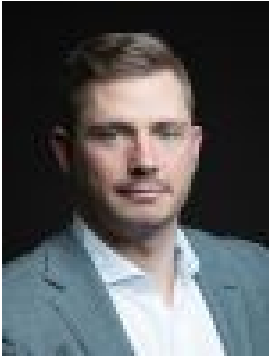
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: Townhouse**



Jason Anasson  
0423821138



Rachel Anasson  
0499333217

**\$630,000**

Nestled within the quiet Southwood Haven complex is this immaculately presented three-bedroom free-standing townhome. Featuring timber-look flooring throughout the vibrant single-level layout with an open plan kitchen, sun-drenched dining, and spacious main living area. Complete with an updated bathroom with a modern colour palette and two-way access, a full-sized laundry room, and expansive northerly-facing entertainment space within the private rear courtyard this home is the perfect haven for both entertaining and a relaxed lifestyle. Boasting convenience within a peaceful setting and suitably located within proximity to Calwell Shopping Centre, ideal school catchments, and within a short drive to South Point Tuggeranong and South Canberra's Nature trails including Pine Island Reserve. - Immaculately presented three-bedroom townhome - Updated kitchen with pendant lighting and quality appliances including above stove range-hood - Master bedroom featuring a pendant light, built-in robes with sliding doors and direct bathroom access. - Well-sized updated bathroom with bathtub and two-way access - Light filled bedroom two and three, bedroom two with built-in robe - Full-size laundry room with linen cupboard and rear access - Reverse cycle split system to the main living space - Neutral colour scheme, freshly painted, timber-look flooring throughout - Expansive rear pergola and entertainment space - Low maintenance gardens, private and secure courtyard with colour bond fencing - Single-car garage with remote and internal access - NBN connected - Energy Efficiency Rating 1.5 - Rental return \$590 - \$620 approx. - 98.3sqm living, 28.4 sqm garage, 28 sqm rear entertainment space - Proximity to Calwell Shopping Centre, ideal school catchments, and within a short drive to South Point Tuggeranong and South Canberra's Nature trails including Pine Island Reserve. General Rates: \$1,626.17 per annum Land Tax (if rented): \$2,103.16 per annum Body Corporate Fees: \$2,378.04 per annum