

# 35/25 Pinkerton Circuit, Kambah, ACT 2902

LUTON

## Sold Townhouse

Friday, 11 August 2023

35/25 Pinkerton Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 87 m2

Type: Townhouse



Robyn Russell  
(02)61763448

## Contact agent

Set in a peaceful and incredibly convenient position in Kambah is this completely renovated, single level, two-bedroom town residence offering a sense of modern charm, seamless finishes and stunning neutral tones. The home itself boasts an idyllic single level design from the moment you walk in with an effortless flow from inside to outside entertaining. Designed to be downsizer friendly with minimal stairs; you can move in straight away with complete peace of mind. The kitchen has been tastefully renovated and features induction cooking, high quality appliances, plenty of storage, and expansive bench space. Filled with an abundance of natural light, the living areas boast an open plan design with high quality vinyl flooring through-out. Accommodation comprises of two very spacious bedrooms, both of which are appointed with built-in wardrobes; The main bathroom and laundry are completely renovated for your luxury. Through the laundry is access to your very spacious private courtyard for year round entertaining. Offering convenience at your doorstep with Kambah IGA, local sought-after schools and nature reserves are only minutes away while a short commute will take you to South Point Shopping Centre, Erindale Shops, Westfield Woden and the CBD.

**Key Features | 2 Bed | 1 Bath | 1 Carport**

The best position in the complex with exceptional visitor parking options. Completely renovated through-out with stunning contemporary tones. Two separate private courtyards for maximum entertainment options. Two bedrooms of accommodation, both with triple built in robes. Sun-filled and segregated master bedroom at the front of the home. A completely renovated kitchen with induction cooking, stainless steel appliances, ample storage and bench space. Two split system air conditioners for year round luxury. A dedicated carport near entrance with lock up and secure storage room. Stunning vinyl flooring through-out living areas. Completely re-painted through-out with favorable neutral tones.

**Key Information | Building Report: Above Average**

Living: 88.23 sqm  
Block: 163 sqm  
Carport: 18.8 sqm  
EER: 4.5 Stars  
Rates: \$580 per quarter  
Body Corporate: \$ 809.70 per quarter

**Auction | Saturday the 12th of August @ 1pm, On Site**

To register your interest, please call Michael on 0411 748 805 or Robyn on 0428 952 000. This home is highly recommended and will not last long on the market. Don't wait, don't hesitate or it will be too late!