

38/11 Joy Cummings Place, Belconnen, ACT 2617

Sold Townhouse

Thursday, 7 March 2024

STONE

38/11 Joy Cummings Place, Belconnen, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 165 m2

Type: Townhouse



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\$1,075,000

Establish your premium, peaceful, and lively suburban lifestyle in the exquisite location of the Canberra Lake Estate against Lake Ginninderra. From its bright, transitional façade to its functional floorplan, this residence will enable you and your family or group to enjoy the sought-after suburbia in this well-established region that only a select few can experience. Step inside and be greeted by a generous living area full of natural light and a clean design for every opportunity to furnish the home to your liking. The large kitchen, open plan dining as well as the downstairs powder room also create an inviting ambiance for relaxation, work and entertainment. Upstairs, you are welcomed with an abundance of natural light from the void which flows to the landing space, the perfect library/study nook. All bedrooms with gorgeous windows and leafy outlook, with the master enjoying a large ensuite. There is also so much to love in the outdoor space for this contemporary townhouse, with a swimming pool & BBQ facilities at your doorstep along with Lake Ginninderra running and cycling path, children's playgrounds, café's and more!

Features Overview:- Northeast facing- Two storey level floorplan- Located in Canberra Lakes Estate beside Lake Ginninderra and a short drive to Belconnen Mall for shops, restaurants, entertainment, transport options and other amenities- NBN connected with Fibre to the Node (FTTN)- Age: Built in 2009- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx.)- Internal Living: 126 sqm- Garage: 39 sqm- Total residence: 165 sqm Prices:- Strata levies/Community title: \$757.41 per quarter- Rates: \$392.20 per quarter- Land Tax (Investors only): \$513.09 per quarter- Conservative rental estimate (unfurnished): \$720-\$750 per week

Inside:- Spacious lounge-dining area - Large kitchen with ample storage space, quality appliances- Downstairs powder room for convenience and hosting functionality- Laundry space downstairs- Internal access to double garage- All bedrooms with built in robes- Large main bathroom and quality fixture and fittings, ensuite to master- Reverse cycle heating and cooling

Outside:- Private front and rear courtyards- Close access to swimming pool and BBQ facilities

Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer- Roof Framing: Timber, truss framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Fences: Timber and colorbond metal tube fences- Window Frames: Aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-3.0 with anticon roofblanket

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a viewing outside of these times please email us at: jessdoolan@stonerealestate.com.au. **Disclaimer:** The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.