

**38/19 Ashby Circuit, Kambah, ACT 2902**

**MY MORRIS**

**Sold Townhouse**

Friday, 12 April 2024

38/19 Ashby Circuit, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 126 m2**

**Type: Townhouse**



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## Contact agent

My beautiful beginning My new owners will love:- The wonderful location within a neat and quiet complex- The beautiful and modern renovations throughout- The expansive floor plan with two separate living areas Beautifully renovated and immaculately maintained, this gorgeous three-bedroom townhouse is the perfect turnkey property for young families and downsizers seeking a home where all the hard work is complete. Location perfect, it is positioned in a quiet complex just a short walk to the Namadgi School and Jenke Centre with Chemist, local grocer, cafe and more! Spacious and thoughtfully designed, the floorplan offers over 125m<sup>2</sup> of internal space and includes two separate, light filled living areas. Beautifully renovated, the modern kitchen features stainless steel appliances, dishwasher, pantry, great storage and breakfast bar. You will also enjoy a nice outlook over the lovely rear courtyard. Designed with low-maintenance living in mind, the gardens are established and easy care, and provide plenty of space for children to play and room to potter. For those in search of a spacious, renovated townhouse in an enviable location with friendly neighbours, a viewing is highly recommended. My features include:

- Fabulous location within walking distance of the local shops and Namadgi School
- Renovated kitchen with great storage space and quality appliances
- Split system heating and cooling units installed in both living spaces for climate control
- Renovated bathroom with floor to ceiling tiles, skylight and separate bath
- 3kw solar panels for great energy efficiency
- Single lock up garage with storage space to the rear and off-street parking options

My specifics: Living size: 126m<sup>2</sup> Garage: 24m<sup>2</sup> Land size: 409m<sup>2</sup> Year built: 1985 EER: 1.5 stars