

39/174 Clive Steele Avenue, Monash, ACT 2904



Townhouse For Sale

Friday, 19 April 2024

39/174 Clive Steele Avenue, Monash, ACT 2904

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 144 m²

Type: Townhouse



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\$599,000+

Nestled within the leafy enclaves of 'Castlereagh Terrace,' a charming two-storey, three-bedroom townhouse caught the eye of the homeowners, who were looking for the perfect place to begin their family's journey. Positioned on a serene corner block, sharing only one common wall, this home promised a blend of privacy and community that was too enticing to pass up. From the outset, the homeowners were captivated by the complex's peaceful ambiance, proximity to the lake and local shopping centres, crafting a setting of tranquil living amidst nature's embrace – setting the stage for a life where the hustle and bustle of the outside world seemed far away but yet so close. The journey of turning the house into a home was marked by thoughtful improvements aimed at enhancing its warmth and functionality. These enhancements, including replacing carpets with stylish wood-look laminate flooring, installing a new hot water system, upgrading the kitchen appliances, and installing an air conditioner in the living room, all contributed to the home's evolving story. The townhouse offers additional comforts, including a private rear courtyard, low-maintenance front gardens, a balcony off the master bedroom, underfloor heating in the bathroom, and an oversized single car garage. The spacious, segregated living room, quickly became the heart of their home – creating a cozy sanctuary where many moments were enjoyed from quiet mornings savouring a hot beverage to quiet evenings snuggled on the couch as the sun set. Amongst the most cherished chapters in the homeowners' story was the arrival of their first child, marking the beginning of their family's growth within these walls. Setting up the nursery, in one of the bedrooms, fit with a built-in wardrobe and ample natural lighting, is a memory of which they will never forget. As the homeowners look to their future, they bid a bittersweet farewell to the serenity of their home, but it now stands ready for its next chapter to unfold, welcoming its new owners seeking a blend of convenience, comfort, and community within its walls.

More Details:- Two-storey, three-bedroom townhouse at 'Castlereagh Terrace'- Situated on a corner block sharing only one common wall- Master bedroom ft. built-in wardrobe, private balcony & direct access to main bathroom- Additional two bedrooms ft. built-in wardrobes & vertical blinds- Open plan kitchen & dining- Kitchen ft. double stainless-steel sink, ample cabinetry, breakfast bar, Bosch dishwasher & brand new 600mm Westinghouse electric oven & gas cooktop- Spacious segregated front living room ft. Toshiba split system air conditioning- Toshiba ducted heating & cooling (upstairs)- Vulcan gas heating (downstairs)- Laminate flooring installed in 2019- Downlights installed throughout in 2019- Large single glazed windows throughout - Renovated, fully tiled bathroom ft. '2-way entry', built-in bathtub, separate shower, large vanity, underfloor heating, frosted windows & separate toilet- Laundry ft. ample built in storage & additional toilet- Generous storage throughout - Security screen doors throughout- Private rear bricked courtyard ft. direct access to laundry & dining & low maintenance garden- Brand new hot water system (2022)- Oversized, single car, lock up garage ft. internal access- On site visitor parking- Low maintenance front garden ft. irrigation system- Communal pond ft. secure/lockable gate access- Within walking distance of public transport, Wonderschool Monash, Isabella Pond, & Monash Park & Playground- Short commute to Greenway South Point Shopping Centre & major retailers inc. Bunnings & Officeworks- EER: 3.5 stars- Year Built: 1993- Approx. Upper Level Living Size: 63.10 sqm- Approx. Lower Level Living Size: 60.50 sqm- Approx. Garage Size: 21 sqm- Approx. Strata Levies: \$535.21 per quarter- Approx. Sinking Admin: \$75.31 per quarter- Approx. Council Rates: \$522.19 per quarter- Approx. Rental Return: \$550 - \$600 per week