

**39/25 Pinkerton Circuit, Kambah, ACT 2902**



**Sold Townhouse**

Friday, 27 October 2023

39/25 Pinkerton Circuit, Kambah, ACT 2902

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Townhouse**



Sandra Maciunas  
0405537562



Sally McCallum  
0261890100

**\$526,000**

This two-bedroom townhouse is conveniently located just a few minutes' drive from the Tuggeranong Town Centre. A short drive will take you to the Tuggeranong Lake foreshore and public transport. Both bedrooms have built in robes and the kitchen has plenty of bench space, storage and dishwasher. Living area, kitchen and bedrooms have been freshly painted and the lovely freshly stained deck is a great feature of the generously sized courtyard that is fully fenced and fabulous for outdoor entertaining. Designated carport and storage area at the front of the property. With visitor parking close by. Features: • Two segregated bedrooms, both with built-in wardrobes • Freshly painted bedrooms, kitchen and open plan living area • Dishwasher • Modern bathroom • Downlights throughout the kitchen and living areas • Single carport and visitor parking close by • Electric cooking & hot water • Neat and tidy throughout Whether you are looking to get into the property market for the first time or you are an astute investor or downsizing, this is certainly worth inspecting. Residence: 89 m<sup>2</sup> Carport: 40 m<sup>2</sup> Block size: 162 m<sup>2</sup> Rates: \$2,348.63 p/a Land tax: \$2,916.84 p/a (if applicable) Body Corporate: \$809.66 p/q EER: 4.5 Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.