

# 4/57 Newman-Morris Circuit, Oxley, ACT 2903

LUTON

## Townhouse For Sale

Friday, 24 May 2024

4/57 Newman-Morris Circuit, Oxley, ACT 2903

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 94 m2**

**Type: Townhouse**



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

## Auction

Tucked away in the corner of a well-located complex, this split-level home is a surprise package with so many tasteful updates made to ensure it is move in ready. Featuring raked ceilings, the open-plan living area manages to feel open and spacious yet cosy and warm thanks to the colour palette and sheer curtains that offer a soft backdrop. The kitchen has been beautifully renovated to include an island bench with breakfast bar, stone bench tops and good storage. Separated from the living area by a few stairs, the two bedrooms each have built-in wardrobes and access to the bathroom which has a new vanity and separate toilet. With courtyards at the front and rear of the home, there is ample space for outdoor entertaining, and for kids and four legged friends to play. Backing onto greenspace and with reserve at the rear of the complex, this peaceful yet conveniently located townhouse is an outstanding offering for those looking for their first home, a low-maintenance investment or something to downsize to. Features: - Conveniently located complex with reserve nearby- Contemporary home with raked ceilings- Open-plan living area with sheers and roller blinds- Renovated kitchen- Two bedrooms, both with built-in wardrobes- Bathroom with new vanity and separate toilet- Reverse cycle split system plus ceiling fans- Paved front courtyard- Spacious rear courtyard with grassed area and established gardens- Single auto garage with internal access- Rental appraisal of \$510 to \$540 per weekEER: 2.5Living size: 94m2 (approx.)Block: 329m2 (approx.)Land rates \$1,705 p.a (approx.)Body Corporate \$2,909 p.a (approx.)