

# 4 English Court, Swinger Hill, ACT 2606

LUTON

## Sold House

Friday, 11 August 2023

4 English Court, Swinger Hill, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 235 m2

Type: House



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

## Contact agent

This well-maintained split-level townhouse is located in a private, quiet cul-de-sac within Swinger Hill with views of the valley, affording wonderful accessibility to the Canberra Hospital, the Woden Town Centre, Cinema's, public transport (including the new Woden Tram stop) and major roads. Perfectly situated on the block, the home has living areas that benefit from the northerly aspect and are flooded with natural light, as is the private courtyard that flows from the living areas. The kitchen connects with the open-plan living areas making it a super functional space for everyday living and entertaining, and it offers abundant potential for future renovation. On the upper level, the two bedrooms both have built-in wardrobes and easy access to the bathroom and separate toilet. Both levels have a reverse cycle split-system ensuring year-round comfort. Other noteworthy features include a study nook, a covered outdoor entertaining area, double auto garage plus ample off-street parking. Whether you're looking for your first home, a low-maintenance home to downsize to or a sound investment – this one ticks all the boxes! Features:- Split-level, contemporary townhouse- North facing- Large front and rear private courtyards- Open-plan, light-filled living areas- Central kitchen- Study nook- Spacious walk in robe- Guest toilet in laundry- Two bedrooms, both with built-in wardrobes- 2 reverse cycle split systems (one on each level)- Great storage throughout including extra storage area in master br walk in robe- Double auto garage with ample storage- Off-street parking- Walking distance to the Canberra Hospital- In close proximity to the Woden Town Centre- Rental appraisal of \$530 to \$580 per weekEER: 2.5Land Size: 235m2 (approx.)Living Size: 97m2 (approx.)Body Corporate: \$1,200 p.a (approx.)Rates: \$2,844 p.a (approx.)Land Tax: \$3,968 p.a (approx.) (only if rented out)