

41/25 Pinkerton Circuit, Kambah, ACT 2902

LUTON

Townhouse For Sale

Friday, 8 March 2024

41/25 Pinkerton Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 86 m2

Type: Townhouse



Kelsey Tracey
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\$500,000+

Kelsey Tracey from Luton Properties Tuggeranong is delighted to present to the market 41/25 Pinkerton Circuit Kambah. Currently tenanted at \$500 per week in a fixed agreement until 30/03/2024, this fantastic two bedroom townhouse would suit a variety of investors and live in owners alike. Tucked away at the rear of a quiet complex, this single level town home features an open plan living space, well appointed kitchen and two bedrooms of accommodation. The kitchen is well appointed with a standalone electric cooktop/oven, an abundance of bench space and a pantry for storage. Both bedrooms are generous in size with built in robes and the family bathroom services the home with a separate bath, modern vanity and separate w/c for the convenience of guests. Externally you will find two courtyard spaces, creating areas for entertaining and for small children and pets to play. Car accommodation is provided by the single carport and there is additional visitor parking throughout the complex. Ideally located just a short stroll to the Jenke Centre, Namadgi School, Lake Tuggeranong and a range of Tuggeranong Government Departments, this is a perfectly positioned property not to be missed. Key Features- Single level two bedroom townhouse- Open plan living/dining space- Well-appointed kitchen with electric cooking and pantry- Two generously sized bedrooms with built in robes- Family bathroom with separate bath tub, modern vanity and separate toilet- Two courtyard spaces- Car accommodation provided by the single carport- Electric wall heating Living size: 86.90m² Carport: 18.17m² EER: 4.0 Stars Build Year: 1984 Unapproved Structures: No unapproved structures Building Report: Above Average Rates: \$587 p/q (approx) Land Tax (If rented): \$1,481 p/q (approx) Strata: \$1,079 p/q (approx)