

**42/32 Bunbury Street, Stirling, ACT 2611**



**Townhouse For Sale**

Friday, 26 January 2024

42/32 Bunbury Street, Stirling, ACT 2611

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 109 m2**

**Type: Townhouse**



Treston Bamber

0488488956

## **Auction 17/02/24**

Tucked away at the end of a well-maintained and beautifully landscaped complex is this lovely, low-maintenance home that offers complete privacy and peaceful tranquillity. Neatly presented, the single-level home comprises three bedrooms - the main bedroom enjoying a garden outlook and lovely morning sun, a family bathroom with separate toilet, a generous living and dining area, and a separate kitchen with meals area flowing to the covered alfresco for easy entertaining. Freshly painted and with new carpets, this home is move-in ready; no work required. The kitchen is fully equipped with a dishwasher and electric cooking, including easy-access wall oven and breakfast bar - great for busy mornings. Additional features include a double lock-up garage with internal access plus guest parking in the driveway, internal laundry room, built-in robes, electric ducted heating and cooling, plus additional split systems for all-year climate comfort, security screens, and window furnishings. Generous front and rear fully paved courtyards provide two comfortable spaces to entertain year-round or to simply relax with a cuppa and enjoy the landscaped, easy-care gardens. Hedges give you complete seclusion and privacy, so you will feel a world away from the hustle and bustle every time you come home. Nestled at the end of a quiet cul-de-sac with no passing traffic, this property is just metres from parkland and is within easy walking or biking distance of primary and secondary schools, sports fields, medical, Cooleman Court shops and public transport. Woden is under 10 minutes away, and the city is approximately 15 minutes away, giving you the perfect balance of quiet convenience. Whether you're an investor, first home buyer, or downsizer, this home ticks all the right boxes. Don't delay, as this is sure to be a popular property; call the office today to arrange an inspection.

**Auction Details - This home will be auctioned on site on Saturday 17th February 2024 at 10:00am - Unless sold prior to.**

**Features -**

- Neat & quiet single-level townhouse
- Private, rear-of-complex position
- 3 beds, 2 with BIR + 1 bath + 1 WC
- Generous combined living & dining area
- Fully-equipped electric kitchen & meals
- DLUG with internal access + laundry
- Freshly painted, new carpet, curtains
- Ducted electric heating & cooling
- Additional split system to living areas
- Dishwasher
- 2x paved courtyards, neat landscaping
- Covered alfresco, great for entertaining
- Walk to shops, schools, busses, parks
- 10 mins to Woden; 15 mins to the city
- Well-presented with no work needed
- Rates: approx \$480 pq
- Body corp: approx \$778.01 pq