

43/14 Grace Munro Crescent, Strathnairn, ACT 2615

MARQ

Townhouse For Sale

Wednesday, 17 January 2024

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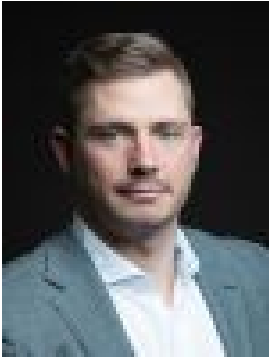
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 82 m2

Type: Townhouse



Jason Anasson
0423821138



Rachel Anasson
0499333217

\$488,000+

Bordering greenspace and adjacent to the community recreation super park, Lincoln Rise is a residential community of difference, offering a sustainable opportunity to reduce your use and live lighter. This modern two-bedroom townhouse within Lincoln Rise features high quality finishes and is generously split over two floors, the ground floor featuring a large open plan living area extending from the kitchen to the rear courtyard, on the upper floor you will find two generously sized bedrooms each complimented with built in robes and two separate bathrooms adjoining the bedrooms. Fall in love with Canberra's newest and greenest community of Strathnairn - Ginninderry, featuring vibrant community food gardens, dog parks, play areas, trails and recreation and picnic spots. Set close to the popular amenity of the Kippax Town Centre and Belconnen Golf Club- Functional layout throughout including light filled living and dining area and under stair storage- Chic kitchen with stone benchtops and Swiss appliances from FRANKE including built in oven, induction cooktop, dishwasher and ducted rangehood- Two generously sized bedrooms both with built in robes, master with ensuite- Wall mounted reverse cycle air conditioning to living space and master bedroom- 2.2kw Solar panel system, high energy efficient appliances- East facing living and master bedroom, EER 6.0- Two allocated car spaces, one covered- 82sqm of internal living, 21sqm of outdoor living with storage shed and rear access- Rapid public transport options - Set close to the popular amenity of the Kippax Town Centre, Belconnen Golf Club- Buy with confidence, developed, and built by Canberra's very own Nikias Diamond

General Rates: \$1,909.13 approx. per annum
Land Tax: \$2,086.26 approx. per annum
Body Corp Fees: \$2,076.27 approx. per annum

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