

5/43 Anderson Street, Chifley, ACT 2606



Townhouse For Sale

Saturday, 24 February 2024

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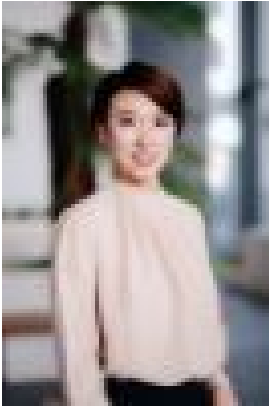
Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Townhouse



Ming Sun

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Welcome Offers Above \$710,000

Welcome to 5/43 Anderson St Chifley – a single-story, energy-efficient home boasting expansive living spaces, modern design, and endless possibilities. One of only 15 townhouses spread across 5,300sqm, this property offers generous gardens that you are unlikely to find anywhere else so close to town. It is more like a house than a town house, the property only shares one wall meaning that you are largely surrounded by gardens with many of your neighbours further away than on your average suburban street. The double-brick construction and double glazing provide both energy-efficiency and peace and quiet. Honeycomb blinds and reverse cycle air conditioning ensure that you stay warm in winter and cool in summer. Freshly renovated, this modern townhouse features two large master bedrooms, each with their own ensuite and built in robe. Each bedroom also has its own private entry through a double-glazed sliding door, making it suitable for a range of living arrangements. The vaulted ceiling makes the generous living dining area, which comfortably fits a 6-person dining table and a 4-seater lounge, seem even more spacious. The chef's kitchen features stone benchtops with waterfall edge, a AEG pyrolytic oven, induction cooktop and dishwasher. In winter you can step out from the lounge room to enjoy the sun in the north facing courtyard and in summer you can shelter from the heat in the south facing courtyard, which features a low fence to incorporate the lush green common gardens. Ready for immediate occupancy, the property has plenty of internal and external storage, including its own laundry room with a sky light, built in robes, hallway cupboard and external storeroom. The property also has its own attached carport with ready access to the generous visitor parking areas. This property is an easy 500m walk to Westfield Woden and all of its retail shops, cafe and restaurants, as well as library, chemists, government offices, schools and sporting facilities, with Canberra Hospital, Parliamentary Triangle, Civic, Weston Creek and Fyshwick less than 10 minutes away. Whether you walk or drive, you'll find it easy to access the rest of Canberra with the Woden interchange less than 1km away currently being extended to include the light rail and ready access to Canberra's arterial roads such as Hindmarsh Drive and the Tuggeranong Parkway. Set for growth, the Government is currently extending the Woden hospital and relocating the Civic CIT campus to Woden. Offering a great return on investment, this property has been leased fully furnished for more than \$800 per week for the last 4 years. However, it is time for the owners to move on to embark on the next chapter of their lives. If you are looking to live in this ultra-convenient location in a modern, versatile townhouse then you need to see this. Contact Ming to make this remarkable property your own.

Highlights:

- North, South and West facing with each room providing access to outside
- Single-story living with large living area
- 2 master bedrooms with their own ensuite, built in robes and external access
- 2 private courtyards
- Modern kitchen with stone bench and premium appliances
- Freshly renovated bathrooms
- Reverse cycle air-conditioning
- Double glazed German designed doors and windows throughout
- Light filtering blinds in the living areas and block out blinds in the bedrooms
- Security screens and smart doorbell system
- Low maintenance -tiles throughout
- Stunning Raked ceilings
- Separate laundry with skylight
- Attached carport plus storage area
- Currently vacant and ready for immediate occupancy

Property Details: Year Built: 1977
Property Size: 103m²
Carport and Courtyard: 76m²
Store Room: 1.64m²
Double Brick construction
Ex Gov? NO
Block size: 179 sqm
EER: 5
Rates: \$654.49/Qtr
Land tax? \$885.56/Qtr
Body Corporate: \$391.67/Qtr
Rental Income: \$800-850/week

Disclaimer: The material and information contained within this marketing is for general information purposes only.

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