

**53 Tishler Street, Wright, ACT 2611**

**Sold Townhouse**

Monday, 14 August 2023

**total  
property**  
management

53 Tishler Street, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Carly Hutch



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## Contact agent

An outstanding opportunity is now available to secure this modern low maintenance three bedroom ensuite townhouse in such a desirable location! Designed over two levels this residence is ideal for the professional couple or family. The clever design utilises the kitchen area as a focal point. The open plan spacious living area features timber flooring and leads in turn to a generous private enclosed courtyard area ideal for an indoor/ outdoor lifestyle. The modern well-appointed kitchen incorporates stone benchtops, Stainless Steel Miele appliances including a gas cook top, underbench oven and rangehood. There is also an integrated dishwasher, breakfast bar and excellent storage. Bedroom three is also segregated being located on the Lower level and ideal as a home office. A feature timber staircase leads to the upper level of the residence. This level incorporates the Master Bedroom and tastefully appointed ensuite, as well as Bedroom two incorporating built in robes. The main bathroom is also situated on this level featuring both a separate bath and shower recess. The modular laundry is also located on the upper level. The residence features secure basement parking for two vehicles, a dedicated storage cage and bike space. The premium location is second to none, only minutes to Cooleman Court and Woden Town Centre. There is also direct access to local schools and shops. If you have been searching for three bedroom family residence at an affordable price then look no further! Features include:

- Three bedrooms. Master bedroom with Ensuite
- Spacious open plan living area with feature timber flooring
- Generous private enclosed courtyard ideal for entertaining
- Modern well appointed kitchen with Stainless Steel Miele appliances and Stone benchtops
- Gas cooktop and Dishwasher
- Split system reverse cycle air conditioning to both levels
- Bedroom Three situated on the lower level could also be utilised as a home office
- Premium location
- Only minutes to Cooleman Court and Woden Town Centre
- Modular Laundry
- Main bathroom featuring both a separate bath and shower recess
- Secure basement parking for two vehicles
- Storage cage and bike space
- Ideal for the investor or live in owner alike

Rates approx. \$478 per quarter  
Land Tax approx. \$610 per quarter  
Body Corporate approx. \$882 per quarter  
Water & Sewerage approx \$278 per quarter

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