

6/10 Vanzetti Crescent, Kambah, ACT 2902

Sold Townhouse

Thursday, 22 February 2024



6/10 Vanzetti Crescent, Kambah, ACT 2902

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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\$595,000

Positioned in a very convenient North Tuggeranong location among a boutique complex of only 8, this completely separated home provides proportions rarely seen in contemporary townhouses today. North easterly orientation and capturing plenty of natural light to the 3 bedrooms, extra-large lounge and dining, as well as the kitchen and family meals area. Morning sun floods the home and thanks to the dual aspect ensures a filtered afternoon warmth is also captured in the private back courtyard which flows seamlessly from the kitchen and family meals area. An intelligent and thought out design by renowned Canberra architect Dominic Maiuto, his goal of a fluid layout that aimed to distribute the available living areas through angled walls and offer generous proportions of glazing was certainly achieved. Entering through the private front garden and into the large lounge room on the easterly side, it is immediately evident the sizeable ratios of this home. The angled kitchen was a feature of the home at the time of build and offers the opportunity for a buyer to reinstate a contemporary look of their own. Equipped with electric hotplates, dishwasher, oven and plenty of storage provides the ability however, to move in and formulate your ideal plans as you familiarize yourself with the space. The three bedrooms are of good size with large windows and the angles of the design offer a unique a floorplan where the sleeping quarters are separated from entertaining areas. The spacious main bathroom provides the family necessities of bathtub, separate shower and separated toilet, allowing families to get ready for school and work simultaneous and stress free. The private back yard and patio is fully fenced, bordered with a low maintenance and established gardens which allows for outdoor entertaining or room for a family pet. The double carport protects your vehicle from the harshest of Canberra's weather and offers internal access to the home as well as a storage cupboard for added convenience. A location that allows easy access to the main arterial north and south ensures travelling by car is super convenient. Public transport services are in close proximity and if inclined, a footpath will get you to the local IGA, Chemist, Vet, Gym and Namadgi School all within a 5-10 minute walk. An excellent opportunity for first home buyers, investors or downsizers alike, do not miss your opportunity to register your interest, inspect this home and purchase this affordable property.

Features: Single level three-bedroom townhouse in a boutique complex of 8 units
Open plan kitchen and family room
Formal lounge and dining with beautiful floor to ceiling windows
Bathroom with separate toilet
Private rear garden
Double carport with internal access and storage cupboard
Footpath provides 5-10 minute walking access to IGA, Chemist, Vet and Namadgi School

House Size: 117m²
Year of Construction: 1984
EER: 1.5
Outgoings: General Rates: \$629 p/qtr (approx.)
Land Tax (investors): \$863 p/qtr (approx.)
Body Corp Levies: \$925 p/qtr (approx.)

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