

6/18 Marr Street, Pearce, ACT 2607



Sold Townhouse

Monday, 14 August 2023

6/18 Marr Street, Pearce, ACT 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Andrew Thorpe

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\$915,000

Fresh and airy with Willemsen design, this wonderfully spacious townhouse is exceptionally positioned in a well-connected location for fabulous, fuss-free living. With a plethora of conveniences at your fingertips including the Mawson Shops, Pearce shops, playing fields, public transport, fantastic schools including Marist, Sacred Heart Primary, Melrose High and Torrens Primary, 6/18 Marr Street features a clever dual level design with separate living and family areas, a modern kitchen and a choice of sun drenched alfresco entertaining areas. Upon arrival, the home's intuitive design begins with an open plan living and dining domain that sits beside the accent "floating" staircase, and introduces itself with carpet, aesthetically pleasing plantation shutters, a raked ceiling and feature light. Also thoughtfully arranged to optimise natural light and comfort, it overlooks the paved front courtyard through big picture windows. Adding further depth to the space, the gourmet kitchen balances concrete resin benchtops with an abundance of practical modern cabinetry, shelving and storage, a breakfast bench and stylish arrangement of appliances, including a Westinghouse induction cooktop, a Westinghouse oven, and a Fisher & Paykel two drawer dishwasher. Additionally, a full laundry provides further ground floor ease and functionality. Transitioning from inside to out, a sliding door opens onto the second courtyard featuring an open air alfresco. Upstairs, an open study area offers a retreat for remote work or learning, and there are two softly-carpeted bedrooms with built-in wardrobes for respite in the evening. The downstairs master suite overlooks the back courtyard and has a built-in robe and traditional style ensuite with cedar wall paneling, a shower, a single basin vanity and toilet. The remaining rooms share the use of a communal bathroom with toilet. Parking is provided in the single garage with rafter storage. The complexes' unbeatable location promises complete lifestyle satisfaction. Stroll a mere 200m to Marist, 300m to Melrose High, 750m to Phillip, 1.1km to Mawson Shops with Woolworths and cafes, approximately 1.6km to Woden town Centre and Westfield Woden, or enjoy the nearby scenic trails through Mount Taylor Nature Reserve. There's so much to love with this value-packed townhouse so call Andrew on 0402 017 912 to register your interest today!

EER 2.5 Unit Plan: 199 Body Corporate: ACT Strata Management Service - (02) 5131 2600 Body Corporate fees: \$678p/q (approx.) AUV: \$8,316,400 (Unit Entitlement: 1.7%) Unit Rates: \$2,454.22p/a (approx.) Unit Land Tax: \$3,024.28p/a (approx.)

Why this townhouse is solely for you:

- * Architecturally designed Willemsen townhouse with a harmonious leafy urban feel, whilst maintaining individuality and privacy
- * Spacious enough for families and low maintenance enough for astute investors and downsizers
- * Practical floorplan spread over two levels, offering a wealth of space in every room
- * Living/dining/kitchen, laundry and bedroom one with ensuite on the ground level, and bedrooms two and three, the main bathroom and an additional study/activity area on the upper level
- * Tiled entrance links to a north facing open-plan carpeted living area with aesthetically pleasing plantation shutters, a raked ceiling and feature light, overlooking the paved front courtyard bordered by established low-maintenance plants
- * Stylish gourmet kitchen packed with wow factors thanks to its stylish arrangement of appliances, including a Westinghouse induction cooktop, a Westinghouse oven, a Fisher & Paykel two drawer dishwasher, plus extensive concrete resin benchtops and an abundance of practical modern cabinetry, shelving and storage
- * Tiled meals also adjoins the kitchen with a sliding door providing access to the rear open air alfresco which overlooks the large, private easy-care courtyard garden
- * Segregated master bedroom overlooks the back courtyard and has a built-in robe and traditional style ensuite with cedar wall paneling, a shower, a single basin vanity and toilet
- * Downstairs laundry
- * Accent "floating" staircase with wood steps and black metal balustrade leads to upper level
- * Two bedrooms and a central family bathroom are flanked by an open study/activity area
- * An ideal climate inside the townhouse is easily maintained by an electric wall heater and ceiling fan downstairs and a Daikin reverse cycle air conditioner upstairs
- * Quality window furnishings include Luxaflex blinds and plantation shutters
- * Single lock-up garage with an automatic door and rafter storage
- * Extra parking space in front of the garage
- * Ample visitor car parking throughout the complex
- * Conveniences at your fingertips including the Mawson Shops, Pearce shops, playing fields, public transport, fantastic schools including Marist, Sacred Heart Primary, Melrose High and Torrens Primary and easy access to Woden Town Centre with Westfield Woden, cafes and restaurants, Phillip, and an easy commute to Tuggeranong, Civic and the Parliamentary Triangle

Townhouse size: Residence - 107.43m²; Garage - 19.2m²