

6 Kemp Place, Swinger Hill, ACT 2606



Townhouse For Sale

Saturday, 20 April 2024

6 Kemp Place, Swinger Hill, ACT 2606

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 122 m2

Type: Townhouse



Oliver Muscat

\$800,000+

Enjoying an elevated position, in a quiet cul-de-sac, this delightful, single level, separate title townhouse is located in the sought-after suburb of Swinger Hill. The home offers two entry access points, one being on a single level, and is located within easy walking distance of Canberra Hospital, Woden Town Centre and the local Swinger Hill shops, making this home a desirable opportunity for downsizers, first home buyers or the discerning investor. Set on the high side of the cul-de-sac, and neighbouring a charming nature pocket, the home enjoys tree top views across Woden Valley. The smart design of floor to ceiling windows across the north facing living areas of the home, allows for the property to take full advantage of this lofty position and is bathed in sunlight throughout the day. The spacious living area boasts a vaulted ceiling and sliding door access to the paved and private entertaining area which extends around the property. A second living area adjacent to the kitchen also enjoys the north facing aspect. All three bedrooms are presented with built-in-robos and the generously sized master is designed to benefit from the two-way access to the centrally positioned bathroom. A full-size laundry room provides direct access to the southern side of the property, for easy family functionality, as well as to the wrap-around and freshly landscaped entertaining area, enjoying the scenic setting of this semi-detached position. A lock-up single garage provides secure vehicle parking along with practical storage opportunities. 2 entry access points 3 bedrooms 2 living areas 2 way bathroom Laundry with outdoor access Vaulted ceiling to living area North facing Floor to ceiling windows/sliding doors to living areas Freshly painted throughout Freshly landscaped Private and secure Lock-up garage Low maintenance gardens Electric wall heaters and overhead sweep fan Separate title - no body corporate Excellent location - walking distance to Canberra Hospital, Woden Town Centre, Swinger Hill local shops and restaurants Short drive to Mawson (Southlands) shopping and entertainment hub Centrally located for commute to all areas of the ACT Rates \$727 p/q Living 122 sqm Garage 26.5 sqm