

7/101 Eggleston Crescent, Chifley, ACT 2606



Townhouse For Sale

Monday, 29 April 2024

7/101 Eggleston Crescent, Chifley, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Townhouse



Jonathan Irwin

\$535,000 - \$565,000

An immaculately presented courtyard home enveloped by a north facing (88m²) courtyard is a rare find in this popular locale. All the boxes are ticked - presenting as new, move in ready and a mere 6 minute walk to the locals shops including A Bite to Eat Cafe, this standout home will not last long.

THE HOMEThe large open plan living space consists of a lounge and dining area drenched in natural light from the north facing windows. Sliding doors lead out a paved entertaining area and a generous fully fenced courtyard, a difficult to find feature with this style of property. The kitchen blends style and practicality with durable stone bench tops, ample storage and quality Miele appliances including induction cooktop and dishwasher. The large bedroom features a generous built-in wardrobe and a beautifully finished ensuite bathroom. Secure basement parking and a storage cage are accessible via internal stairs. There's also ample visitor parking available within the complex.

THE LOCATIONEggleston Crescent consists of a mix of original, renovated and newly built homes. Those who enjoy a weekend stroll to their local shops/café will soon discover A Bite to Eat and Chifley Grocer at the very handy Chifley Shops. The shops have a great kids playground and bus stop adjacent. The rapidly evolving Woden CBD offers everything you could want in a modern town centre. Westfield Shopping Centre, several major employers including government departments, Canberra Hospital, Woden Bus Interchange, new CIT campus under construction, great restaurants and cafés, and of course all its walking paths, parks and playgrounds to explore.

FROM THE SELLERS'This has been the perfect first home. It was my preference to live in a smaller, boutique complex of townhouses rather than a high-rise building. The home itself is incredibly spacious, light filled and with the functional, low maintenance courtyard and side garden areas, it's been an ideal home for my dog and I. I will miss living so close to the Chifley shops and local cafe, as well as Mount Taylor Nature Reserve, with so many great opportunities for local walks and catch-ups.

SUMMARYSet in tightly held boutique complex - 'Rowena'
Spacious north facing courtyard with paved entertaining area
North facing open plan living & dining area
Stone kitchen with Miele appliances including dishwasher & induction cooktop
Large bedroom with built-in robe & sleek ensuite bathroom
Panasonic reverse cycle air conditioning (2023)
European style laundry
High ceilings throughout
New internal paint (2023)
3 point security door (2023)
Double roller blinds
Linen cupboard
Fully fenced
Secure car space with internal access & storage cage
Well maintained complex with ample visitor parking
280m to Chifley Preschool
550m to Chifley Shops/Cafe, bus stop & playground
1km to Westfield Woden
Internal: 59m²
Courtyard: 88m²
Strata: \$934 per quarter
Rates: \$594 per quarter
Rental estimate: \$520 - \$550
EER: 6
All figures are approximate
For further details, please contact Jonathan Irwin by submitting an enquiry form below or calling on 0421 040 082.
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