

7/14 Marr Street, Pearce, ACT 2607

Townhouse For Sale

Saturday, 3 February 2024

7/14 Marr Street, Pearce, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 261 m2

Type: Townhouse



Ilia Mangos

\$600,000+

Nestled amidst the bustling heart of Woden Valley, this ground-level townhouse presents a haven of comfort and practicality. Boasting possibly the most coveted position within the complex, this home seamlessly blends expansive living spaces with private outdoor escapes, all within a stone's throw of desirable amenities. Step inside to be greeted by a sun-drenched entryway, accentuated by warm Tasmanian oak flooring and leading to two distinct living areas. The formal lounge/dining area provides the perfect setting for hosting elegant gatherings, while the cozy family room invites casual relaxation and intimate moments. Indulge in the embrace of nature right from your doorstep. The expansive front courtyard welcomes you home, while the sun-soaked north-facing rear courtyard unfolds as an entertainer's dream, ideal for barbecues and alfresco gatherings with loved ones. Practicality reigns supreme with a single garage offering direct access to the townhouse, ensuring effortless entry and convenience. Ducted reverse cycle air conditioning guarantees year-round comfort, while the well-maintained original bathroom and kitchen add to the overall functionality. Beyond your doorstep, immerse yourself in the vibrant tapestry of Woden Valley. Close proximity to prestigious private and public schools, the bustling Westfield shopping center, and a myriad of local amenities foster an enviable lifestyle of ease and convenience. This townhouse presents a rare opportunity to secure a convenient haven in one of Woden Valley's most sought-after locations. Don't miss out on this chance to elevate your lifestyle. **BE QUICK- CONTACT ILIA MANGOS ON 0402 188 986**

Key Features: 2 spacious bedrooms, 1 bathroom, 1 single garage
Two distinct living areas catering to formal and casual gatherings
Two private courtyards, one basking in north-facing sunshine
Premier position within the complex, ensuring peace and privacy
Tasmanian oak flooring and brand new carpet for warmth and comfort
Freshly painted throughout, exuding a modern and inviting ambiance
Body corporate ensures ongoing maintenance and upkeep
Steps from prestigious schools, Westfield shopping centre, and Woden Valley amenities
Body Corporate - approx \$530 per quarter

Disclaimer: We have used our best endeavours to ensure the accuracy of this information, gathered from sources we deem to be reliable. However, we accept no responsibility or liability in respect of any errors or inaccuracy. Interested parties should rely solely on their own inquiries.