

7/30 William Hudson Crescent, Monash, ACT 2904



Townhouse For Sale

Thursday, 15 February 2024

7/30 William Hudson Crescent, Monash, ACT 2904

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 96 m2

Type: Townhouse



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Auction

Located in the well-maintained "Westpoint" development, this charming townhouse offers true convenience and a comfortable lifestyle. Ready access to the designated walkway running underneath Drakeford Drive offers a safe route to the Tuggeranong town centre, Bunnings and the lake foreshore. There are 3 bedrooms with the master being separated from the others, so there is the chance of a little more privacy. The two separate living spaces offers great flexibility and the single lock up garage is under the roofline and has internal access and a further parking spot beside the home. Unlike the more modern developments all of this comes as a standalone single level property with no adjoining walls with your neighbours. It will suit prospective buyers looking for a first home in an established area or those who have those needing to upgrade from a unit. Of course, some of the existing residents are downsizers who liked the idea of more convenient living in the desirable suburb of Monash. From the kitchen family room is a large rear deck that offers a delightful outside entertaining spot or a location to just sit and relax. The garden is easy care and while it could use someone with a green thumb, it is a secure area in which children can play or you can develop your own veggie garden. Across the road from the entrance to the development is a public playground with dedicated equipment for children to play on - be they grand or otherwise. For the naturalist the Isabella wetland and foreshore is nearby, and if adventurous you can walk/cycle to the banks of the Murrumbidgee or explore the myriads of other adventures in the Pine Island reserve. Monash local shops, the Erindale Centre and of course the town centre are all nearby and with quick access to the major road network you can readily travel of any area of Canberra in no time at all. Public transport is readily available with the bus interchange at the town centre being the major local hub. The owners have decided to remain in Victoria and will not be returning to Canberra. So, if you have been struggling to find the right home then this may be the opportunity you have been seeking. Make sure you attend an open home or call me for further details.

Features & Benefits

- * Split air conditioning systems to the living room
- * LED light bulbs throughout
- * Carpet and window treatments to bedrooms and living area
- * Vinyl flooring to kitchen/family room
- * Built in robes to all bedrooms
- * Additional electric wall heaters to family and living room
- * Easy maintenance fully enclosed rear yard
- * Large single garage with internal access
- * Electrically operated garage door
- * Fibre to the node internet connection
- * Standalone townhouse
- * Easy access to bike and walking trails in the area

Essential Data

Size: 96 sqm
Garage: 24 sqm
Land Size: 250 sqm
Rates: \$2,273 p.a.
Land Tax: \$2,964 p.a. (investors only)
Land Value: \$131,400
Body Corporate: \$2,378 p.a.
EER: 1.5

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