

75 Rowe Place, Swinger Hill, ACT 2606

House For Sale

Saturday, 3 February 2024

75 Rowe Place, Swinger Hill, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 125 m2

Type: House



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Auction

Nestled in the serene Swinger Hill area, this upgraded three-bedroom, two-bathroom townhouse caters to various lifestyles, from small families to professionals and investors. Filled with natural light, it boasts a modern layout, trendy finishes, and a seamless indoor/outdoor transition. Positioned within walking distance of The Canberra Hospital and Woden Town Centre, seize the opportunity to make this home yours.

FEATURES

- Northeast facing townhouse in a peaceful and tightly held location
- Three generous bedrooms
- Master bedroom with walk-through wardrobe and ensuite bathroom
- Bedrooms two and three both with built-in wardrobes
- Renovated kitchen with neutral tones, stone benchtops, quality stainless steel appliances (including a pyrolytic oven) and great storage
- Renovated upstairs main bathroom and ensuite
- Split level living and dining area with high ceilings and a lovely open feel
- Northeast facing balcony off living area with views to Telstra Tower and the Arboretum
- Good size laundry downstairs with separate toilet
- Low maintenance rear yard with pergola and access to the Swinger Hill Reserve
- Split system air conditioning units in living room and master bedroom
- Ceiling fans in dining room, bedroom two and bedroom three
- Wall heater in hallway
- Double enclosed carport with remote controlled door and undercover access to front door
- Under house storage
- An abundance of walking tracks nearby and local wildlife, including the Swinger Hill echidna
- Proximity to Swinger Hill shops, schools, Southlands Shopping Centre, Woden Town Centre & The Canberra Hospital

WHAT THE SELLERS LOVE ABOUT THE HOME

1. **Storage and Storage:** Built-in wardrobes, linen cupboards, a coat closet, garage, and under stairs storage make staying organised easy.
2. **Community Vibes:** The neighbourhood's well-designed walking paths create a strong community bond, fostering a warm and welcoming atmosphere.
3. **Everyday Convenience:** Proximity to shops, schools, and cafes brings daily ease, making quick errands or a coffee run a simple pleasure.

STATISTICS (all figures are approximate) EER: 4.0 Home Size: 130m² Enclosed Carport + Store: 42m² Construction: 1987 Rates: \$675 per quarter Land Tax: \$925 per quarter (only applicable if not primary residence) Strata Levies: \$923 bi-annually (admin + sinking fund) Homes in Complex: 11 Rental Range: \$720 - \$750 per week