

8/1 Pinkerton Circuit, Kambah, ACT 2902

MY MORRIS

Townhouse For Sale

Monday, 18 March 2024

8/1 Pinkerton Circuit, Kambah, ACT 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 81 m2

Type: Townhouse



Sandy Morris
0420380895



Zac Morris
0432141648

\$600,000+

My low maintenance offering in a quiet and small complex. My floor to ceiling glass allowing lovely natural light throughout. My new floating floor to the living and new carpet to the bedrooms. My newly installed double glazed northern windows. My 4.5 star energy rating. My features include: The current owner has done a wonderful job of updating this gorgeous two-bedroom townhouse and now it is ready for someone else to enjoy. With the recent addition of double-glazed windows to all the northern glass, as well as the installation of R6 Knauff ceiling insulation, you will be comfortable in the coming winter months with the now 4.5-star energy rating! The living, dining and kitchen space is open plan, with new floating floors and split system heating and cooling. The kitchen has been updated to include a new cooktop and there is fabulous storage including a walk-in pantry. Both bedrooms have built in robes and new carpet and the three way bathroom has a wall mounted vanity with recessed mirror cabinet, IXL Tastic and floor to ceiling tiles. From the front door and the living area you have a fabulous view of the rear garden that has recently been landscaped; now fully fenced with a porcelain tiled paved entertaining area overlooking a wonderful grassed area for children and pets. Other features include an upgraded electrical board, additional internal power points, retractable hose reels front and back and raised veggie or garden beds to the front courtyard. This is truly a gorgeous townhouse and inspection is encouraged by those wanting low maintenance living where all the hard work is complete. My sales specifics: Rental estimate: \$490 - \$510 p/w (approx.) Living size: 81.08m² (approx.) Year built: 1982 (approx.) EER: 4.5 stars Body Corp: \$2,380 p/a (approx.) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.