

# 8/10 Wall Place, Page, ACT 2614

## Sold Townhouse

Tuesday, 12 March 2024

8/10 Wall Place, Page, ACT 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Stephanie Hendry

## Contact agent

If what you yearn for is to live where you love, then this is the one. If it is a quiet, peaceful, private, endearing home you want, then this is the one. If you can't wait to love the sunlight through your windows, then this is the one. If you like to sit amongst your gardens and read with a cuppa, then this is the one. If you enjoy a backyard barbeque with your friends, then this is the one. If you want single level, and open plan living rooms with soaring vaulted ceilings that take your breath away, then this is the one. Welcome to number 8, 10 Wall Place in Page. Your heart will be perfectly lost here. Sitting beautifully to the rear of the complex, fully detached, this very pretty, single level townhouse sits amongst its botanical splendour of Camellias, Passionfruit, Lime, Lemon, Lemonade and Mandarin trees with divine, and established Japanese Maples. Your family and guests are greeted at the entrance amongst all of the mature, private driveway hedging and through the pretty hall, to the open plan kitchen, dining and living rooms, which are all beautifully showcased under the exquisite and spectacular, light-filled vaulted ceilings. It is picture perfection, surrounded by glass windows and doors, sitting amongst the terrace and pretty gardens. You will again lose your heart in your entertainer's kitchen, with lovely benchtops, large, drawer filled pantry, dishwasher, new electric under-bench oven, and four-burner gas cooktop and rangehood, ceiling joinery, drawer filled under bench joinery and stainless steel double sink and strainer. Perfectly positioned adjacent to the kitchen, the dining and living rooms, open out to the pergola covered terrace, through pretty fitted glass folding doors. Another open pergola sits to the side for an alternative outdoor sitting room for you in our winter time. There are paved paths surrounding the gardens and lead to a side gate and large garden shed. The ambience of the garden is just delicious. Off the entrance hall, to the right, is the restful master bedroom with fitted robes, and ensuite. The second bedroom is across the hall, with fitted robes. A third bedroom/nursery room or study is set off the living room, to the rear, with double sliding doors. The bedrooms are serviced beautifully by the main bathroom with lovely light and has the shower over the bath set in tiles, with vanity and toilet. The European laundry has basin cabinetry and shelving, and has external access through a pretty, fitted glass door. The automated over-sized single garage (22.97m<sup>2</sup>) is conveniently located at the front of the townhouse with internal access to the front of the home, and has additional storage capacity and a rear access door to the gardens and rear yard. This lovely, endearing home is finished with carpet and tiling flooring, cloak and linen joinery, roll-out windows and screens, double glazing on the windows (to the East), new custom drapes, sheers and blackout roller blinds, security alarm that can be connected, ducted reverse cycle air conditioning system throughout, fencing and established gardens and landscaping. The location means you are minutes away from bus-routes, bush walks, the Belconnen shops, cafes, restaurants, local medical businesses, gyms and the new Belconnen Food Markets. You are invited to come and enjoy this very pretty, single level, completely standalone, beautifully cared-for home first-hand, and all of the wonderful location features offered with it. I look forward to introducing you. Auction Onsite and Online 5pm Wed 3 April Our Auction Registration and Platform

Link: <https://buy.realtair.com/properties/124269> Features Include:- Stunning Vaulted ceilings over the kitchen, dining and living rooms- 2 Bedrooms (with built-in robes) and 3rd bedroom/nursery room/study- Double glazing to the East facing windows- 2 bathrooms - Ensuite and main bathroom with shower over the bath set in floor tiles- Linen joinery along the hall and cloak joinery at the entrance- Open Living room with lovely pergola and garden views- Open Dining room off the kitchen- Front orientation is South West- New custom made curtains, sheers and blackout roller blinds- Automated window in ceiling vault over the kitchen- Open plan entertainer's Kitchen with floor to ceiling joinery, custom made drawers fitted inside, large serving benchtops, new under-bench oven, 4 burner gas cooktop, and dishwasher- European laundry room with side external access to the rotary clothesline- Crimsafe security screen to the front and windows key lock- Ducted reverse cycle air conditioning throughout- Ceiling fan in the master bedroom- Security Alarm (available for connection)- Tiling and carpet flooring- Fully fenced to the rear and sides- Gas-boosted solar Hot Water- Pretty fitted glass folding doors out to the covered pergola terrace- Productive garden beds, flower beds and shrubbery, Camellias, Passionfruit, Lime, Lemon, Lemonade, Mandarin and Japanese Maple trees- Large Outdoor garden shed- Water Tank- Oversized single garage with automatic door and storage capacity- Additional single open air carpark for this townhouse- Pathway through a rear gate leading to the bus stops- Hamlet of only 8 Townhouses- Owner's Corporation Management - Strata LJ Hooker CITY. Admin Fee \$478.13 pq (approx.) Sinking Fund \$93.75 pq (approx.). Paid to 30/4/24. Balances at Feb 2024 Admin Fund \$21,219.14 Sinking Fund \$47,038.45. EER: 6.0 Stars Schedule of Unit Entitlements: 125 in 2009 Units Plan 3342 Class B Block 28 Section 39 Total Land Size: 2,406m<sup>2</sup> (approx.) House Size: 117.15m<sup>2</sup> (approx.) Garage Size: 22.97m<sup>2</sup> (approx.) Pergola Terrace Size: 10m<sup>2</sup> (approx.) Side Open Pergola Size: 7m<sup>2</sup> (approx.) Land Rates: \$1,443.90 pa

(approx.) (or \$361.00 pq)