

8/38 Kenyon Circuit, Monash, ACT 2904



Sold Townhouse

Saturday, 17 February 2024

8/38 Kenyon Circuit, Monash, ACT 2904

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: Townhouse



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\$655,000

Searching for a residence in a quiet leafy circuit that effortlessly combines a low-maintenance lifestyle with an ideal location? This property is tailor-made for first home buyers, couples, growing families, avid entertainers and savvy investors alike. Upon entering, you'll be welcomed by a spacious open-plan living, kitchen, and dining area seamlessly connected to a sizable entertaining space. The contemporary allure is heightened by on-trend flooring and freshly painted neutral tones, creating a stylish yet warm ambiance. The well-appointed kitchen boasts ample bench space, abundant storage, dishwasher, a gas cooktop and electric oven. Three generously sized bedrooms feature plush carpeting and built-in robes, complemented by a renovated bathroom with a separate powder room for added convenience and practicality. For those who relish entertaining outdoors, the courtyard is an idyllic spot for weekend barbecues with friends. The pergola ensures you can enjoy this space regardless of the weather, providing both shade and shelter and backs onto an open green space. There is an addition of a garden space that would be excellent to grown vegetables or use as a herb garden. Additional highlights include an internal courtyard that could be enclosed, storage in the single garage, and parking conveniently available at the front of the home. Situated mere moments away from local schools including Monash Primary (0.4km), Trinity Christian School (1.2km), Erindale (2.4km), and Tuggeranong (2.8km). As well as Monash Adventure Park, shopping centres, restaurants, cafes and much more, this property epitomizes ultimate convenience. Why wait? Seize the opportunity to make Unit 8, 'Kenyon Park', 38 Kenyon Circuit, Monash your new home today and embark on a journey to living your best life.

The Perks:

- Single level townhouse
- Single external lock-up brick garage with storage and an additional parking space.
- Enclosed yard with access gate at rear backing onto a green space
- Built in robes in all bedrooms
- Gas heater and ceiling fan located in the living area and all bedrooms
- Sheer and block out blinds throughout
- Front courtyard, internal courtyard and a fully enclosed backyard
- Separate laundry
- Separate powder room
- Renovated bathroom with bath
- Painted throughout within the last 12 months
- New carpets installed within the last 12 months

The Numbers:

- Living: 101m²
- Block: 310m²
- Rates: \$1722 per annum approx.
- Strata fees: \$1916 per annum approx.
- EER rating: 3 stars
- Build year: 1992

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.