

**8/4 Berrigan Crescent, O'Connor, ACT 2602**



**Sold Townhouse**

Sunday, 20 August 2023

8/4 Berrigan Crescent, O'Connor, ACT 2602

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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**\$910,000**

With high ceilings and ample light this excellent two storey home is situated in the highly sought after boutique complex 'Sorrento' with only eight in the complex. Superior quality and designed to embrace easy living, it is perfect for those looking for a home in a premium location with nothing left to do. High quality inclusions, flowing interiors and extremely well kept, this property also has the option of a master/guest room on the ground floor with pull out wall bed or can also be utilised as a separate lounge room. The common areas are also well designed with gorgeous growing gardens lining the landscaped pathways, communal vegetable gardens, fire pit plus outdoor dining facilities. Located within easy walking distance to the light rail, Lyneham and O'Connor shopping villages plus parks and cycling tracks. This home will suit a multitude of buyers; those looking to downsize with the master bedroom on the ground floor, executive couples, small families plus also savvy investors being so close to the Universities. This is an immaculate quality townhouse in a wonderful location, inspections are highly recommended. - Three bedrooms with built-in robes - Downstairs bedroom or lounge room with pull out bed, custom cabinetry - Separate study overlooking the central void with custom joinery - Main bathroom upstairs - Separate wc - Loads of power points throughout the property - Crimsafe doors to front door and outdoor area - Entertainer's kitchen with stone benchtops, walk-in pantry, Smeg appliances - Open plan kitchen dining and living area flows to the courtyard - European laundry inclusive of the dryer - Private courtyard with awning and access to common area - Two secure basement car spaces plus storage unit - Body corporate of \$1400 per quarter - Rates \$650 per quarter - Walking distance to the light rail, Lyneham and O'Connor shops plus schools