

9/2 Bellette Street, Weston, ACT 2611



Sold Townhouse

Friday, 25 August 2023

9/2 Bellette Street, Weston, ACT 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 93 m2

Type: Townhouse



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This light filled north-facing townhouse offers modern finishes and a unique position opposite Oakey Hill Nature Reserve with a host of walking paths weaving their way through which you can enjoy on a daily basis. Within close proximity to local schools, shops and public transport it is the perfect entry level opportunity in this popular suburb of Weston. Internally, the layout has been well designed spanning over 93m² of living, making sure there is plenty of space to spread out and relax in comfort. With a focus on open plan living, there is a true sense of space throughout whilst also ensuring the living areas are versatile. Natural light can be enjoyed throughout the home, with large windows ensuring a comfortable living environment. Set over two levels, you can enjoy the privacy on offer as upstairs there is an ensuite bedroom complete with a walk-in robe and is well segregated from the living space. Downstairs the second ensuite bedroom which is also generous in size, contains a walk-in robe and both bedrooms boasts pleasant views to wake up to each morning. The kitchen is well equipped, ensuring all those homemade meals are well catered for, and offers stone benchtops & stainless steel appliances. Relax outside with the two courtyard providing added space, privacy, and a sunny space which can be utilised all year round. Entertaining will become a regular occurrence here, as this area is an ideal space for hosting family & friends. Other notable features of the home include zoned reverse cycle heating and cooling, double glazed windows, high quality bathroom fixtures, additional powder room downstairs, timber floors to living areas and carpets in bedrooms. Car accommodation is catered for with an enclosed double car garage with automatic roller doors conveniently positioned at the rear of the home with direct access into the home. Nestled within a family-friendly neighbourhood, this delightful home offers a peaceful retreat and an exciting opportunity for its new residents, who can simply move in and start creating memories here for themselves.

Summary of features:

- 2 bedrooms with walk-in robes
- 2 ensuite bathrooms
- Separate powder room downstairs
- Enclosed 2 car-garage with automatic roller door
- Open plan living areas
- Pleasant views
- Two separate courtyards
- Well-appointed kitchen with stone benchtops & stainless steel appliances
- Zoned ducted reverse cycle air conditioning
- Modern bathrooms with wall hung vanities, semi-frameless shower screens & quality fixtures
- European style laundry

Key figures: (approx.)

Living area: 93m²
Courtyards: 35m²
Garage: 36m²
Total home: 164m²
Year Built: 2020
Rental estimate: \$650 - \$700 per week
Strata fees: \$2,151 per annum
Land rates: \$2,487 per annum
Land tax (Investor's only): \$3,340 per annum
EER: 6