

**9 Southwell Street, Weetangera, ACT 2614**



**House For Sale**

Wednesday, 3 April 2024

**9 Southwell Street, Weetangera, ACT 2614**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Auction 04/05/2024

Retaining many of its iconic mid-century features, but updated to meet today's contemporary comfort expectations, this end-of-row townhouse is distinctive for having courtyard views as a feature of every bedroom and living area. Two courtyard atriums punctuate the home's internal footprint and full-height windows capture the ensuing light that streams in. The four bedrooms benefit enormously from this arrangement, with two of the secondary bedrooms also having direct access to the outdoor nooks, while the ensuite master has a wall of windows that capture the courtyard sun. Three steps down from the bedrooms and family bathroom lies the renovated Great Room. This large airy space harbours the chic as-new kitchen, dining and living area. It boasts lofty raked ceilings, but all eyes are immediately drawn to the private alfresco courtyard that's accessed through double sliding doors. Partially covered, fully paved and ringed by mature, low-maintenance plantings, this is a peaceful spot to while away the warmer days with friends and family. There's also a convenient gate that offers access to the bushland reserve cocooning the home on two sides and you can walk through the reserve to walk to the Weetangera shops in minutes, without crossing a road. Dining and supermarket options are within a couple of minutes' drive at the Hawker shops, and numerous schools, colleges, hospitals, the University of Canberra and the Belconnen Office precinct can be reached within 10 minutes.

**FEATURES**

- Double-brick end-of-row townhouse
- Only one immediate neighbour
- Reserve to the rear and side
- Freshly painted throughout
- Four bedrooms, one could be used as an office or sitting room
- Reclaimed wood feature panelling to exterior front entry
- Beautiful brush box timber floors
- Double-glazed tilt-and-turn windows
- Solar hot water
- Reverse cycle heating and cooling to living areas plus partial underfloor heating
- Ceiling fans to 3 bedrooms
- Built-in wardrobes to 3 bedrooms
- Renovated kitchen with induction cooktop, Bosch dishwasher, electric wall oven
- Updated family bathroom with bathtub and skylight above the walk-in shower
- Dedicated laundry room
- Double garage with internal access and workshop, plus built in storage as well as an insulated loft for additional storage
- Off-street parking for a further two cars plus additional visitor car parking nearby
- Low-maintenance rear yard
- Lovely established gardens to the front
- Bus stop via the rear reserve

• Built: 1975 • Living: 125m<sup>2</sup> • Garage: 39m<sup>2</sup> • Rates: \$2,864 p.a • Land Tax (if rented): \$4,007.68 p.a • Body Corporate: \$2,000 p.a

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.