

**7/38 Kenyon Circuit, Monash, ACT, 2904**



**House For Sale**

Wednesday, 23 October 2024

7/38 Kenyon Circuit, Monash, ACT, 2904

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**

## The perfect start or finish!

Welcome to 7/38 Kenyon Circuit in the sought-after 'Kenyon Park' complex, nestled in a quiet, leafy pocket of Monash. This well-presented townhouse is a wonderful offering for first home buyers, downsizers, and investors alike. Tightly held and highly desirable, this complex of 23 townhouses boasts an excellent position close to parkland and local shops.

Set across a truly single level floor plan which includes three generous bedrooms, each featuring built-in storage, providing ample space for your needs. The main bathroom, complete with a separate w/c, conveniently serves the main bedrooms. The spacious living and dining area, enhanced by fresh paint and new carpets, creates a welcoming atmosphere. At the rear, a practical kitchen overlooks a large, north-facing courtyard surrounded by established greenery, perfect for outdoor entertaining or relaxation. An internal courtyard with scope to be enclosed beautifully divides the bedrooms from the kitchen, adding to the home's appeal.

Outdoors, the private rear courtyard offers a spacious retreat with direct access to the greenbelt, along with proximity to an oval and other amenities. Completing this appealing property is a single brick garage plus a separate open car space, ensuring convenience for your lifestyle.

Situated in the wonderful suburb of Monash, this home offers an easy lifestyle with the convenience of shops, schools, parks, and more right at your doorstep. Don't miss the opportunity to make this delightful home yours!

- Well presented 3 bedroom townhouse
- Single level floor plan
- Low maintenance
- Tightly held complex of 23 neighbours
- Private and peaceful location
- Main bathroom with separate W/C
- Large courtyard overlooking the greenbelt
- Internal courtyard
- Fresh carpets and paint
- Gas wall heater
- Single brick garage + open car space

- Block: 289sqm
- Living: 100.43sqm
- Garage/store: 22.72sqm
- EER: 3.0
- Rates: \$1,800.53pa approx
- Land Tax: \$2,485pa approx (Investors only)
- Strata: \$pq
- UV: \$159,984 (2024)
- Built: 1992

Close proximity to:

- Erindale Shopping Centre
- South.Point Tuggeranong
- Canberra Hospital
- Woden Westfield
- Monash Primary School
- Gowrie Primary School
- Holy Family Primary School
- St Mary MacKillop College

- Trinity Christian School
- Erindale College