

1/1 Pinkerton Circuit, Kambah, ACT, 2902

CapitalResidential

Townhouse For Sale

Monday, 2 September 2024

1/1 Pinkerton Circuit, Kambah, ACT, 2902

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse

Single level, entry level home

****PLEASE NOTE: A CONTRACT WILL NOT BE ISSUED PRIOR TO AN INSPECTION OF THE PROPERTY****

This single level, two bedroom, one bathroom townhouse is positioned at the front of a tightly held development of only 10 properties. The spacious kitchen overlooks the light and airy open plan living area, which opens via a glass sliding door to the private child and pet friendly rear garden. Both bedrooms have built in robes and are serviced by a bathroom which enjoys a separate shower and a separate bath. In addition, there is a separate toilet. There is car accommodation for two vehicles and there is additional visitor parking in the development. An excellent entry level property, it is positioned close to public transport, Kambah Village and parkland. Ready for immediate occupation, offers will be considered prior to auction.

Property features:

- .Ready for immediate occupation
- .Small development of only 10 townhouses
- .Single level
- .Light and airy throughout
- .Electric reverse cycle air conditioning
- .Both bedrooms have built in robes
- .Good storage
- .Child and pet friendly rear courtyard
- .Covered carport and an additional parking space

Property size:

88 sqm

Body Corporate:

\$2,296.00 P.A

Rates:

\$2,352 P.A

Land tax (only if rented):

\$3,688.88 P.A

Water rates:

\$747.08 P.A

Energy efficiency rating:

2.0

Last sold:

2009 (\$320,000)

Year of construction:

1982

Comparable sales???

23/69 Morrison Street, Kambah 13/09/2023 \$575,000

3/61 Ashby Circuit, Kambah 11/07/2024 \$575,000

15/10 Ashby Circuit, Kambah 08/09/2023 \$570,000

6/17 Pinkerton Circuit, Kambah 07/05/2024 \$560,000
16/25 Pinkerton Circuit, Kambah 14/06/2024 \$557,500
18/25 Pinkerton Circuit, Kambah 12/04/2024 \$555,900
25/19 Ashby Circuit, Kambah 27/03/2024 \$547,000
11/10 Ashby Circuit, Kambah 17/10/2023 \$540,000
36/25 Pinkerton Circuit, Kambah 16/07/2024 \$533,000
13/17 Pinkerton Circuit, Kambah 24/10/2023 \$530,000
39/25 Pinkerton Circuit, Kambah 27/11/2023 \$526,000
41/25 Pinkerton Circuit, Kambah 22/05/2024 \$510,000
7 Hardy Place, Kambah 20/05/2024 \$500,000 ? ?