

1/79 Collings Street, Pearce, ACT, 2607



Townhouse For Sale

Friday, 19 July 2024

1/79 Collings Street, Pearce, ACT, 2607

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse

Spacious peaceful oasis in the heart of Woden!

Discover the epitome of suburban living in this exceptional 3-bedroom free-standing townhouse, perfectly nestled in the sought-after suburb of Pearce. Boasting a prime location within minutes of Woden Town Centre, esteemed schools like Melrose High School and Marist College, and scenic walking trails leading to Mt Taylor, this residence offers convenience and charm in equal measure.

The home is a generous size with a separate lounge with gas fireplace, the main bedroom has an ensuite and mirrored built-in robes. The renovated kitchen has granite benchtops, Bosch induction cooktop, integrated dishwasher and, Miele oven and microwave. You will be comfortable in any season here with ducted reverse cycle air conditioning, ducted evaporative cooling as well as a reverse cycle unit to the lounge and second bedroom. There is the added bonus of the mezzanine upstairs which would make a lovely sitting area, play room or home office.

Outdoors you have the choice of 3 courtyards with the western one providing a large insulated pergola, perfect for entertaining. The eastern courtyard makes a lovely spot for your morning coffee, straight off the kitchen. There are 2 garden sheds outdoors for added storage. The double garage with internal access, has a Tesla battery and remote access provides car accommodation.

Features:

- Spacious layout with a separate lounge featuring a cozy gas fireplace
- Main bedroom with ensuite and mirrored built-in robes for ample storage
- Renovated kitchen with elegant granite benchtops, Bosch induction cooktop, integrated dishwasher, and top-of-the-line Miele oven and microwave
- Enjoy year-round comfort with ducted reverse cycle air conditioning and evaporative cooling, complemented by additional reverse cycle units
- Mezzanine level perfect for a second sitting area, playroom, or home office
- Slate floors to kitchen and hallway
- Mirrored robes to main bedroom
- Separate toilet with vanity
- Renovated bathroom, with custom vanity & heated towel rail
- Built-in robes to all bedrooms
- Lofted mezzanine - ideal for a second sitting area, play room or home office
- Some double glazed doors/windows
- Courtyard with insulated pergola, paved, pond, enclosed
- Energy efficient with solar panels with battery
- Three courtyards offering versatile outdoor spaces, including a large western courtyard with an insulated pergola ideal for entertaining, and an eastern courtyard for peaceful mornings
- Double garage with internal access, equipped with a Tesla battery for modern convenience
- Reverse cycle electric hot water
- Security cameras

Location:

Situated in the esteemed Silver Gums complex, this property is one of only 16 townhouses, offering a sense of community and exclusivity. Residents benefit from easy access to Mt Taylor via nearby walking tracks, proximity to major schools and shopping at Woden Town Centre, making it a hub of convenience and lifestyle.

Internal living size: 205m² approx.

Garage size: 38m² approx.

Block size: 468m2 approx.

Rates: \$3360 approx. per year

Strata: \$4805 approx. per year

Year built: 1983

EER: 4

Don't miss out on this rare opportunity to secure your dream home in Pearce. Contact us today to arrange an inspection and make this your new address!

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