

1 Oldham Court, Swinger Hill, ACT 2606

LUTON

Townhouse For Sale

Sunday, 23 June 2024

1 Oldham Court, Swinger Hill, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 121 m2

Type: Townhouse



Tim and Justine Burke
0261780200



Julia Atkinson
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Auction

Offering total privacy, this split-level townhouse boasts four separate courtyards and enjoys the unique mix of seclusion and convenience offered by the quiet courts and places of Swinger Hill. The entry is through a private, secure gate into a sunken courtyard – a cool, protected place in summer months which needs only a few pot plants to feel like a private walled garden. This leads inside to the surprising size and brightness of the living area, with its exposed beams and wall of double-glazed windows. Through the windows and glass sliding doors is a large, covered atrium style courtyard replete with stone pavers and that delicious feeling of being inside and outside all at the same time. New hybrid floating floors give a sense of unity and freshness to the living spaces and tie in nicely with the country-style wood-topped island bench in the generous kitchen. From the kitchen sink, you can look north through the atrium courtyard to views of trees and Black Mountain Tower. The more private areas of the house are down four steps from the living room. The main bedroom has a neat ensuite and the other two bedrooms (both of which also have built-in wardrobes) are serviced by a bathroom and separate toilet. There are two linen presses that sit conveniently between them all. At the northernmost end of the house is another large courtyard, boasting a garden space with two small trees and flower beds. Beyond the courtyard, public transport, the Canberra Hospital and other amenities are in such surprisingly easy reach from this architectural oasis. If you're after comfort and convenience with very little upkeep, it would be hard to beat this bright, central, well-designed townhouse.

Features-

- Separate title home (no Body Corporate)
- Light-filled living area with raked ceilings and access to covered courtyard
- Generous kitchen with outlook to Black Mountain Tower
- Double glazed throughout
- Four separate courtyards including cool southern and warm northern courtyards for outside enjoyment at all times of the year
- 1.5 KW (1500 watts) grid connected solar system with generous feed-in tariff
- Three good sized bedrooms, all with built-in wardrobes
- Ensuite to main bedroom
- Updated bathroom and separate toilet
- New hybrid flooring perfect for appearance and longevity
- Covered central 'atrium' courtyard, doubling the living space
- Separate laundry room with adjoining south facing utility courtyard

Rental appraisal of \$700 to \$750 per week
EER: 1.0
Land Size: 275m²
Living Size: 121m² (approx.)
Land Rates: \$3,119 p.a (approx.)
Land Value: \$599,000 (approx.)