

# 10/10 Ashby Circuit, Kambah, ACT 2902

LUTON

## Townhouse For Sale

Friday, 12 July 2024

10/10 Ashby Circuit, Kambah, ACT 2902

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 120 m2**

**Type: Townhouse**



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

**\$699,000+**

Tucked away in a quiet pocket of Kambah with a northerly aspect to the rear, this three bedroom, plus study townhouse is perfectly suited either to those seeking affordability and low-maintenance living in a very convenient location or for inspection by the astute investor. The Tuggeranong precinct is in close proximity, while the home's immediate surrounds are relaxed and family-friendly, with local shops, schools and the Urambi Hills Nature Reserve only a short walk away. This two-storey home has been extensively updated and provides light-filled living, meals and kitchen areas on the ground floor along with a practical laundry and powder room. There is also internal access to the oversized single car garage which permits a generous amount of storage possibility. The upper level consists of three generously-sized bedrooms, all with built-in wardrobes and the additional practicality of a study in this unique layout, which would also work perfectly as a nursery or fourth bedroom. The main bathroom is also located on this level for maximum convenience. Further to its peaceful corner placement in the complex, this townhouse features not one, but two enclosed private courtyards providing wonderful outdoor living areas with both space and variety for outdoor entertainment in the warmer months. The front courtyard is fully paved, while the rear features an easy-care grassed area surrounded by established gardens. With new flooring, painting, double-glazed bi-fold timber doors and kitchen upgrading having just been completed, this property is ready to move into and enjoy, or a fantastic hassle-free purchase opportunity for an investor. Features:-  
- North to the rear, creating a sun drenched winter haven  
- Three bedrooms with built-in wardrobes, plus study/fourth bedroom/additional living space  
- Two private courtyards, the rear with easy-care artificial turf and established hedging for great privacy  
- Recently renovated and upgraded – paint, flooring, kitchen, bi-fold double glazed doors  
- Main bathroom plus second powder room  
- Renovated laundry  
- Separate living and meals areas  
- Large kitchen with abundant bench and storage space  
- New carpet upstairs, new hybrid flooring downstairs  
- Oversized single garage with mud room space  
- Two-storey design  
- Easy-care living  
- Noiroot wall heaters on both levels  
- Located at the end of a quiet complex with only one adjoining wall, in close proximity to the Tuggeranong shopping precinct and local amenities  
- Rental appraisal of \$625 to \$675 per week  
EER: 2  
Living size: 120m<sup>2</sup> (approx.)  
Land size: 234m<sup>2</sup> (approx.)  
Land rates \$2,400 p.a (approx.)  
Body Corporate \$2,334 p.a (approx.)