

10/18 Kenyon Circuit, Monash, ACT 2904

Townhouse For Sale

Monday, 8 July 2024



10/18 Kenyon Circuit, Monash, ACT 2904

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Jonathan Charles
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Robert Burns
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Auction 11am, Saturday 20th July

Situated in one of Tuggeranong's most convenient locations and just a short drive from the Tuggeranong Town Centre, this outstanding north-facing four bedroom townhouse backs nature reserve and is ready for you to move in and enjoy. Perfect for those seeking a low-maintenance home with great entertaining potential, it spans 119m² of living space and offers a wealth of features to appeal to a variety of families. The kitchen boasts ample storage and high-quality appliances, including a gas cook top, oven, and dishwasher, ensuring convenience and efficiency. The accommodation includes four bedrooms, each with built-in robes, and a main bathroom equipped with both a shower and a bath. The main bedroom features a walk-in robe and an ensuite for added convenience. Outside, the large alfresco area is bathed in natural light and provides ample space for hosting gatherings in a serene environment, enhanced by established gardens that contribute to the natural ambiance. The home is ideally situated near numerous shopping options, including Erindale Shops and South Point Tuggeranong Shopping Precinct, all within a 10-minute drive. Nearby schooling options include Monash Primary School, Trinity Christian School, and St. Mary MacKillop College.

Features:

- Four bedroom townhouse-
- North facing residence-
- Courtyard area with pergola, perfect for entertaining-
- Bedrooms with built-in robes-
- Bathroom with bath and shower-
- Separate main bedroom with walk-in robes and ensuite-
- Kitchen with gas cooking, dishwasher, oven and abundance of storage-
- Ducted gas heating and evaporative cooling-
- Laundry with external access-
- Single garage accommodation and accompanying carport-
- Garden shed-
- Abundance of guest parking in development-
- Backing nature reserve
- Low body corporate fees

Figures:

- House size: 119m²-
- Garage: 22m²-
- Rates: \$2,500 p.a approx.-
- Strata levies: \$2,400 p.a approx. -
- Built: 1992 approx. -
- Development: Monash Mews