

13/22 Max Jacobs Avenue, Wright, ACT, 2611



Townhouse For Sale

Wednesday, 30 October 2024

13/22 Max Jacobs Avenue, Wright, ACT, 2611

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



Jonny Warren

THE STORY...

This unique, split-level, three-bed, three and a half bath townhouse, designed by Cox Architecture, offers an exceptional opportunity for those seeking versatility and comfort, with its self-contained unit providing a unique investment opportunity. Cherished by its current owner since 2021, this residence promises to impress. From the moment they stepped inside, they were captivated by the spacious, light-filled interior and the modern layout.

This townhouse was not just a place to live, but a smart investment. The separate self-contained unit, connected by an open skybridge above the internal atrium, provided the flexibility they needed – a cosy retreat for visiting friends and family and later as an ideal rental property, to generate additional income. This dual living arrangement gave them the best of both worlds – the privacy and space of a standalone home with the added financial benefit of a rental unit.

Inside the main residence, the open plan living, dining, and kitchen area quickly became a bustling hub. With high ceilings, large windows, and two separate courtyards, the space was always bathed in natural light, creating a serene atmosphere. Whether enjoying the warmth of the sun in the front courtyard or seeking quiet reflection in the private atrium, these outdoor spaces offered endless hours of peace and tranquillity.

Upstairs, the two generous bedrooms provided ample space for their family, with the master bedroom featuring a private ensuite and stunning nighttime views. For the homeowner, the thoughtful design of the home allowed for the perfect balance between shared family moments and personal privacy, a feature they found invaluable.

The self-contained unit above the garage, with its separate entrance and open plan layout, was a true highlight – offering flexibility for multi-generational living, or an additional income stream through rental. Opting to utilise this space as an investment property, the homeowner appreciated the reliable rental income it provided, making this home not only a comfortable living space but a smart financial decision as well.

Beyond the home's walls, the location was another key factor that made this property so special. Surrounded by lush parks, cycle paths, and local amenities in the expanding Molonglo Valley, the homeowner often found themselves exploring Stromlo Forest Park or enjoying the nearby shops at Weston and Woden. The proximity to local schools and public transport only added to the convenience, making it a great place for any family to grow.

This townhouse now offers a unique opportunity for families looking to establish roots in a vibrant and growing area, as well as investors seeking a property with built-in rental potential. With its thoughtful layout, modern amenities, and dual-living flexibility, this home is ready to create new memories for its next fortunate owners. Whether you're looking to start your family's next chapter or make a sound investment, this home presents a rare chance to do both.

****Currently tenanted until December 2024 at \$460 per week****

More Details:

- Architecturally design two storey townhouse ft. separate self-contained unit (above garage)
- Utilised as a single or dual residence - segregated into a 2 bed, 2.5 bath townhouse with a 1 bed, 1 bath self-contained unit with separate entries
- Situated in a small, exclusive development of only 29 residences
- 2x paved courtyards (external to front entrance & internal atrium between main residence & garage)
- Ample power points throughout
- LED lighting throughout ft. dimmers
- Open air skybridge connecting both residences, overlooking enclosed courtyard
- Secure, remote controlled, oversized, tandem double car garage ft. plenty of storage space & sliding door access to internal courtyard (with undercover access to main residence)
- European laundry (in garage) ft. 5kg wall mounted Simpson dryer

- Internet supplied to garage (for use as home office)
- Ample off-street parking for guests
- Within walking distance of public transport, Stromlo Forest Park & nature reserve
- Short commute to National Arboretum of Canberra, Cooleman Court, Woden, Civic & Belconnen including renowned shops & schools
- EER: 6 stars
- Approx. Garage Size: 46 sqm
- Approx. Internal Courtyard Size: 12 sqm
- Approx. External Courtyard Size: 12 sqm
- Approx. Council Rates: \$2578.64 per annum
- Approx. Strata Levies: \$2010 per annum
- Approx. Sinking Admin Fund: \$827.80 per annum
- Approx. Rental Return (whole residence): \$670 per week

Main Residence:

- Open plan living, kitchen & dining ft. reverse cycle A/C unit
- Kitchen ft. large breakfast island, 1.5 stainless-steel sink & AEG appliances including 4 burner gas cooktop, built-in oven & dishwasher
- Hybrid flooring throughout living area, stairs & hallway (2022)
- Master bedroom ft. large built-in robe, fully tiled private ensuite, ceiling fan & reverse cycle A/C unit
- Second bedroom ft. ceiling fan & large built-in robe with mirrored sliding doors (upstairs)
- Fully tiled main bathroom with mirrored sliding doors (upstairs)
- Additional powder room (downstairs)
- Enclosed front courtyard, accessible via glass sliding doors off main living
- Crimsafe security screen to front door & front courtyard sliding door
- Private internal courtyard, accessible via glass sliding doors off dining space
- Approx. Upper-Level Living Size: 47 sqm
- Approx. Lower-Level Living Size: 53 sqm
- Approx. Rental Return: \$560 per week

Self-contained Unit:

- Located above garage
- Electric light filtering blind (over stairs)
- Rear entrance & internal access from main living (upstairs)
- Open plan living, kitchen & dining ft. reverse cycle A/C unit
- Kitchen ft. stainless-steel sink. 4 burner induction cooktop, built-in oven & washer dryer
- Third bedroom ft. ceiling fan & built-in robe with mirrored sliding doors
- Centrally located fully tiled main bathroom
- Approx. Living Size: 40 sqm
- Approx. Rental Return: \$450 per week