

14/3 Ovens Street, Griffith, ACT, 2603



Townhouse For Sale

Tuesday, 24 September 2024

14/3 Ovens Street, Griffith, ACT, 2603

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: Townhouse



Louise Harget

Architectural Grandeur

Originally constructed to serve as residences for American diplomats, this distinguished cluster of townhouses embodies the grandeur of Washington's architectural heritage, offering a rare expanse of living space seldom encountered in Canberra.

While largely in its original state, having recently undergone a tasteful cosmetic refresh with high-quality paint and new carpeting, the property presents a remarkable opportunity for significant enhancement. The kitchen and bathrooms, though in commendable condition for a structure over 25 years old, await personalised upgrades that could further elevate the home's value.

Majestic Chinese Elms frame a verdant, leafy panorama visible from the kitchen, as well as the second-floor lounge and dining areas, which open onto a charming walled courtyard on the northern side. Additionally, the property features a serene garden on the lower level and a top-floor Juliette balcony that adjoins the master suite, offering an intimate retreat.

The scale of the home is truly impressive. Soaring ceilings crown four generously proportioned bedrooms, complemented by three full bathrooms, a spacious laundry, a walk-in storeroom, ample built-in storage throughout, and access to double underground parking spaces.

- * 4 bedrooms, 3 bathrooms and 2 car space townhouse
- * Freshly painted, new carpets throughout
- * Huge eat-in kitchen with ample cupboard space and preparation area, great streetscape
- * Tightly held, in-demand Georgetown offers 25m pool, gym and quiet community + security video intercom
- * Ducted reverse-cycle air conditioning throughout
- * Large internal ground floor room for storage or hobbies
- * Two car parks in secure basement garage with direct access to townhouse

EER: 4.5

Living Size: 257sqm of internal living, plus 54sqm of outdoor space (approx.)

Rates: \$4,726pa (approx.)

Land Tax: \$6,771pa (approx.)

Strata: \$3,000pq (approx.)

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