

**16/6 Beazley Cres, Calwell, ACT, 2905**

LUTON

**Townhouse For Sale**

Thursday, 19 September 2024

16/6 Beazley Cres, Calwell, ACT, 2905

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Single Level Easy Care Living

Incredible opportunity to secure an easy-care townhouse in a small quiet complex. The single-level property is light-filled and with a spacious lounge area and open-plan kitchen and dining space. The kitchen is in largely original condition but perfectly neat and functional and flows out through the dining space to the private backyard. A separate full laundry is conveniently located next to the kitchen. The master bedroom with built in robes has access through a two-way bathroom and the two additional bedrooms are segregated from the main bedroom. The front of the home has an attractive and totally easy to maintain garden, while the rear courtyard is enclosed with Colorbond fencing, and has a lush, grassed area, paved entertaining patio and plenty of space for children and small pets to play. Car accommodation is in the carport (with storage) and additional visitor car parking in the complex. Just up the road are the comprehensive retail, lifestyle and sporting amenities of the Tuggeranong precinct, educational options and the lake, and heading west a 5-minute drive away, nothing but wide-open natural spaces. Designed with low-maintenance living in mind, the home will be highly sought after by first home buyers, young families and downsizers. Features:

- Neat single level three-bedroom townhouse positioned in a small and quiet complex
- Light filled north facing living area with split system unit installed
- Functional kitchen with gas cooktop, breakfast bar and good storage space
- Excellent use of floor to ceiling glass to ensure natural light throughout
- Generous main bedroom with built in wardrobe
- Bathroom with separate toilet and separate shower
- Expansive rear patio
- Single carport with secure storage
- Envious location with ease of access to arterial roads to Woden and Tuggeranong shopping precincts

Living Size: 89.6m<sup>2</sup> (approx.) Carport: 18m<sup>2</sup> (approx.) Block Size: 313m<sup>2</sup> (approx.) Rates: \$ 2,355 p/a (approx.) Body Corporate Fees: \$2,063 p/a. (approx.) Land Tax: \$2,992 p/a (If rented) Built: 1991 EER: 1 Star