

**19/11 Clingan Street, Wright, ACT 2611**

LUTON

**Townhouse For Sale**

Thursday, 16 May 2024

19/11 Clingan Street, Wright, ACT 2611

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 159 m2**

**Type: Townhouse**



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**\$775,000+**

Split across two levels, this sunlit three-bedroom townhouse in Wright is certain to impress. Located at the end of the complex, its functional layout, high ceilings and premium inclusions are standout features. On the ground floor, discover a tastefully designed kitchen in neutral tones, equipped with stainless-steel high-quality appliances, stone benchtops, and a dishwasher complemented by two light filled courtyards accessible from the separate lounge and dining areas. This home is an entertainer's dream. Upstairs, the master suite boasts a private ensuite and walk-in robe, while the two additional bedrooms feature built-in wardrobes and share a bathroom with bathtub. An added study nook provides an ideal workspace for those who work from home. Ducted reverse cycle air conditioning, a convenient downstairs powder room, full-sized laundry, and a double garage with storage space ensure comfort and convenience. Set in an enviable location brimming with amenities, enjoy walking and mountain biking trails right at your doorstep, along with close proximity to arterial roads for added convenience. For your shopping needs, the newly opened Koko Molonglo Woolworths is just a stone's throw away, while Charles Weston Primary School and Evelyn Scott High School are both within a 5-minute drive.

Features - Two-Storey three-bedroom townhouse - Separate dining and lounge rooms - Generous kitchen with quality appliances - Stone benchtops - Upstairs study nook - Built-in wardrobes to Bedroom 2 & 3 - Walk in robe and private ensuite to Master - Bathtub in main bathroom - Double garage with storage - Ducted reverse cycle heating and cooling - Front and rear private courtyards - Corner position - Walking distance to Woolworths Metro - Short drive to local school and recreational facilities - Potential rental income of \$670 to \$700 per week EER: 4 Living Size: 122m<sup>2</sup> (approx.) Garage Size: 37m<sup>2</sup> (approx.) Front Courtyard Size: 26m<sup>2</sup> Rear Courtyard Size: 16m<sup>2</sup> Rates: \$1,025 p.q (approx.) Body Corporate: \$350 p.q (approx.) Built: 2017