

27/42 Lhotsky Street, Charnwood, ACT, 2615

AREA SPECIALIST

Townhouse For Sale

Sunday, 11 August 2024

27/42 Lhotsky Street, Charnwood, ACT, 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Jason Hall

The Brief: A great place to start

Its Addressed:

The current offer is \$542,500. The property is on the market at that price, and if no further offers are received, it will be sold at that level.

The timed sale closing date is 6/8/2024 at 8:00 pm. *THIS IS NOT AN ONLINE AUCTION.

To register to offer, OR to follow this campaign, copy the below link into a search engine:

<https://buy.realtair.com/properties/137303>

Full transparency of the sales process

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Think of eBay for real estate

Immerse yourself in the comfort and convenience of this charming two-bedroom townhouse at 27/42 Lhotsky Street. Perfectly positioned for first home buyers, investors, and downsizers alike, this delightful residence offers a seamless blend of modern living with a touch of elegance.

Step into the welcoming open lounge and dining area, bathed in natural light and adorned with fresh paint that adds a vibrant yet soothing touch to your living space. The thoughtful design ensures privacy with only one connected wall, giving you the feel of a semi-detached abode.

The main bedroom is a sanctuary of relaxation, boasting a walk-through robe for all your sartorial needs, while the second bedroom comes complete with a built-in robe for added convenience. A cleverly designed two-way bathroom serves the household with ease and practicality.

Effortlessly cater to your guests in the sun-drenched kitchen that overlooks the dining and lounge, ensuring no one misses out on the conversation. Ceiling fans keep the air circulating on warmer days, and internal access from the single garage adds a layer of security and comfort.

Step outside to your own private courtyard oasis, meticulously landscaped with pavers, lush grass, and an entertaining space shaded by a sail, providing the perfect spot for weekend barbecues or tranquil relaxation. An irrigation system maintains your garden's vibrancy without the fuss.

Located just a leisurely stroll from Charnwood Shopping Centre and with easy access to public transport, this townhouse is also conveniently situated across from St Thomas Aquinas Primary School. Ginninderra Drive is nearby, ensuring quick

access to Belconnen and the broader Canberra region.

Don't miss the opportunity to call this delightful townhouse your own – a perfect blend of lifestyle and location awaits you at 27/42 Lhotsky Street.

Year built: 2002

Living size: 86.63m²

Single garage: 20.38m²

Block size: 195m²

Body corporate: \$917.05 per qtr

Rates: \$513.00 per qtr

- * Perfect for first home buyers, investors, and downsizers
- * Modern living with a touch of elegance
- * Welcoming open lounge and dining area with natural light and fresh paint
- * Main bedroom with walk-through robe, second bedroom with built-in robe
- * Two-way bathroom for ease and practicality
- * Sun-drenched kitchen overlooking dining and lounge
- * Ceiling fans and single garage with internal access
- * Private courtyard oasis with landscaped garden and entertaining space
- * Close to Charnwood Shopping Centre and public transport
- * Across from St Thomas Aquinas Primary School
- * Easy access to Ginninderra Drive, Belconnen, and Canberra region.