

37/174 Clive Steele Avenue, Monash, ACT, 2904



Townhouse For Sale

Thursday, 18 July 2024

37/174 Clive Steele Avenue, Monash, ACT, 2904

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Louise Harget

Expansive light filled two story townhouse

Situated on one of Monash's most convenient locations, this expansive 144sqm two-story townhouse boasts an impressive layout and multiple living areas.

The lower level is all about living, with a large formal lounge/ dining, internal access from the single garage, bright airy kitchen and informal meals area. All of which opens onto a brilliant private back deck, then spills into a fully fenced courtyard. For kids, those who love gardening, or have pets, this rear space is a blank canvas.

Upstairs features three spacious bedrooms peeling off a neat landing, all rooms with built-in robes, and a neat tidy main bathroom with large shower and bath. All rooms have leafy views, and the main opens onto a Juliette balcony - particularly nice for airflow with sliding glass doors integrating inside to out.

The home is just a short drive from Tuggeranong and Erindale shopping precincts and is minutes away from top schools, including Saint Mary McKillop College, Erindale College, Monash Primary School and Monash Preschool.

* Open-plan kitchen and family area with access to a private back courtyard, large deck, garden shed

* Spacious kitchen equipped with a gas cooktop and electric oven

* Three large bedrooms with built-in wardrobes

* Gas wall heater in dining/ kitchen area

* Fresh internal paint

* Internal laundry with a pet door providing access to the rear yard and powder room downstairs also

* Oversized secure lock-up garage with internal access and storage space

* Conveniently located near buses, quality schools, clubs, and sporting facilities.

* Close proximity to Tuggeranong and Erindale shopping precincts.

Year Built: 1992

Living Size: 144sqm

Rates: \$2,222pa (approx.)

Land Tax: \$2,951pa (approx.)

Strata: \$687pq (approx.)

EER: 4.0

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