

58/11 Joy Cummings Place, Belconnen, ACT, 2617



Townhouse For Sale

Friday, 23 August 2024

58/11 Joy Cummings Place, Belconnen, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



Phyllis Tidmarsh
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Luxury Townhouse Meets Parkside Serenity, Minutes From Belconnen

Position perfect, with John Knight Memorial Park on your doorstep and exceptional proximity to the University and Belconnen's vibrant centre, this sophisticated modern townhouse offers the ultimate low-maintenance lifestyle for discerning professionals and families.

Soaring ceilings give this luxurious townhouse a sense of grandeur while sunlight cascades through the double-storey picture window, casting a sun-kissed glow on the hardwood timber flooring. A vast stone-topped breakfast bar seamlessly integrates the state-of-the-art kitchen into the open-plan design, offering a space for casual dining or conversation while cooking. With effortless flow to the covered alfresco area, the thoughtful layout easily transforms everyday living into social occasions. The private, low-maintenance courtyard, framed by clipped hedges, features a charming gazebo for entertaining, a lemon tree, and a small grassy patch, perfect if you have pets.

Retreat upstairs to three spacious bedrooms, each with built-in robes and leafy views. The main bedroom, complete with reverse-cycle air-conditioning and a private balcony, offers a tranquil escape for your morning coffee or evening nightcap. A dedicated study area and two luxurious bathrooms complete the level.

Quality inclusions, including privacy block-out blinds, Caesarstone finishes, and touch electrical switches, elevate this property, and the resort-style heated communal pool transforms it into a lifestyle haven.

The peaceful surrounds of John Knight Memorial Park and Lake Ginniderra combine with the urban convenience of Belconnen town centre, the University of Canberra and hospital, all a short bike ride away. Nearby arterial roads and buses provide easy access to Gungahlin, Belconnen, and the city. With its shopping, dining, and proximity to nature, Belconnen is a trendy suburb in hot demand.

Don't just imagine the lifestyle - live it. This sought-after combination of luxury, location, and low-maintenance living won't last long.

Quality Features:

- Sundrenched north-facing three-bedroom townhouse
- Welcoming front entrance
- Two-storey design capturing abundant light throughout
- Open plan living, dining and kitchen with hardwood timber floors and 2.7m high ceilings
- Dining room with lofted ceiling and three large picture windows
- Stylish galley style kitchen with Caesarstone benchtops, quality SMEG appliances including 900ml oven, 5 burner gas cooktop, dishwasher, and generous storage
- Sunlit main bedroom with RC/AC, ensuite and private balcony
- Ensuite with dual sinks and Caesarstone bench tops
- Built-in robes in all bedrooms
- Leafy outlook from all rooms
- Spacious bedrooms two and three
- Block out blinds throughout
- Main bathroom with skylight, bathtub, and separate shower
- Two-way laundry with Caesarstone bench top, generous storage, and shelving
- Touch electrical switches throughout
- Downstairs toilet and powder room for convenience
- Upstairs light-filled study area
- NBN connected
- Instant gas hot water
- Generous under-stair storage

- Single auto garage with internal access
- Heavy duty gazebo
- In-built timber seating in the north-facing courtyard
- Low maintenance grounds
- Lemon tree
- Directly opposite parkland - John Knight Park
- Easy stroll to the Communal heated saltwater pool - perfect for a dip year-round
- Ample visitor parking
- Sought after complex

Stats:

Home size: 175 sqm

EER: 5.0

Year built: 2009

Rates: \$1,618pa

Land Tax if rented: \$2,145pa

Body corp fees: \$3,137 pa