

**7/3 Jinka Street, Hawker, ACT, 2614**



**Townhouse For Sale**

Thursday, 22 August 2024

7/3 Jinka Street, Hawker, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**

## Court-side sanctuary: low-maintenance living near Belconnen's best

Creating a perfect sanctuary for relaxation and enjoyment and being quietly placed in a court setting close to Belconnen shopping centre, 7/3 Jinka Street is perfect for downsizers seeking a low-maintenance lifestyle with all the conveniences at their doorsteps, ideal for couples beginning their property journey or for young families ready to grow and thrive.

This brick-built home boasts some impressive features, including soaring high ceilings and expansive glass windows that flood the interior with natural light. It offers paved alfresco courtyards at both the front and rear of the property - framed by tidy garden beds, and shady trees that let in dappled sunlight.

Inside, the sunken living and meals area features a delightful view of the front garden, enhancing its inviting ambiance, while the kitchen is equipped with stone countertops, generous storage options, and premium appliances, including a SMEG ceramic cooktop and oven, as well as an Omega slimline dishwasher. A versatile multi-purpose room with an external sliding door boosts the home's functionality, providing a flexible space that can serve as a guest room, home office, or entertainment area.

There are three large, sunny bedrooms, each with excellent storage and peaceful outlooks. The main bedroom includes convenient access to a well-appointed ensuite with floor-to-ceiling tiling, a new shower screen, and a vanity. The bathroom is well-maintained and offers a spa bath, separate shower, two mirrored cupboards, and a separate toilet.

A newly constructed pergola elevates the backyard's paved area, adding a stylish and functional touch to outdoor living. This space overlooks a paved area and three storage sheds.

Interior comfort is ensured by a Panasonic ducted reverse cycle air conditioning system, a slow combustion wood heater, a ceiling fan in the master bedroom also well-placed ventilation to maintain a comfortable atmosphere throughout.

Car accommodation includes a tandem carport with an automatic door, and additional parking is available in the complex for visitors. The property is conveniently located within walking distance to shops, transport, sporting fields, nature reserves, Hawker Primary School, and St Matthew's Primary School, with Belconnen Westfield just a seven-minute drive away and Canberra CBD only 15 minutes away.

EER: 1.5

Unit Plan: 248

Body Corporate: Bridge Strata ph. (02) 6109 7700

Body Corporate fees: \$3,415.40p/a (approx.)

AUV 2024: \$1,693,200 (Unit Entitlement: 14.5%)

Rates: \$2,938.68p/a (approx.)

Land Tax: \$4,405.43p/a (approx.) (Payable if rented)

Townhouse size (approx.): Residence - 108.19m<sup>2</sup>; Storage/multi-purpose room - 24.27m<sup>2</sup>; Carport - 38.44m<sup>2</sup>

Why this townhouse is solely for you:

\* Well-maintained three-bedroom townhouse offering an ensuite master bedroom and easy access to essential amenities and quality education, additionally, it's just a short drive from the bustling Belconnen Town Centre, ensuring you're never far from a wide array of shopping, dining, and entertainment options

\* Embrace the low-maintenance lifestyle in the setting of 'Nikola Park', allowing you to enjoy the serene surroundings without the burden of extensive upkeep

\* Ideal size for singles, couples, or small families, whether entering the market for the first time, looking to downsize, or aiming to expand an investment portfolio

- \* A quality brick build boasting impressive features such as soaring high ceilings and expansive glass windows that flood the interior with natural light
- \* Paved alfresco courtyards both at the front and rear of the property
- \* The front courtyard is framed by tidy garden beds, a vegetable patch, and shady trees that let in dappled sunlight - perfect for enjoying peaceful moments surrounded by nature
- \* A newly constructed pergola graces the paved area in the backyard, providing a stylish and functional addition to outdoor living and three storage sheds
- \* Sunken living/meals area features a delightful view of the front garden, adding to its inviting ambiance
- \* The kitchen is equipped with stone countertops, generous storage options, and premium appliances, including a SMEG ceramic cooktop and oven, as well as an Omega slimline dishwasher
- \* Three large sunny bedrooms all with excellent built-in robes and peaceful outlooks
- \* The main bedroom features convenient access to a well-appointed ensuite with floor-to-ceiling tiling, a new shower screen and a vanity
- \* The bathroom is well maintained and offers a spa bath, separate shower, two mirrored cupboards and a separate toilet for added convenience and privacy
- \* Versatile multi-purpose room with an external sliding door, enhances the home's functionality, providing a flexible space that can adapt to various needs, whether as a guest room, home office, or entertainment area
- \* Laundry with built-in storage, ensuring ample space for organising essentials and maintaining a tidy environment
- \* Interior comfort is maintained by a Panasonic ducted reverse cycle air conditioning system, a slow combustion wood heater and a ceiling fan in the master bedroom
- \* Rinnai Infinity 24 continuous flow gas hot water system with remote temperature controls
- \* Car accommodation is in the form of a tandem carport with an automatic door
- \* Additional parking in the complex to accommodate visitors
- \* Within walking distance to shops, transport, sporting fields, nature reserves, Hawker Primary school, and St Matthew's Primary and just seven minutes drive to Belconnen Westfield and just 15 minutes to Canberra CBD