

8/4 Dines Pl, Bruce, ACT, 2617

Townhouse For Sale

Thursday, 12 September 2024

8/4 Dines Pl, Bruce, ACT, 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Mark Larmer

End townhouse, located at the back of the development. Excellent privacy, plus its vacant and ready for you now

Nestled in the Wyndham development, #8 offers a serene and secluded setting at the end of a cul-de-sac. With only one adjoining wall and windows on three sides, it boasts a bright and airy atmosphere with a lovely crossflow ventilation. The property is adorned with established trees that will soon be in full bloom with the arrival of spring.

Upon entering, you are greeted by a charming entrance with a low-maintenance garden. There are two generous, segregated living areas that can accommodate various furniture arrangements and offer the option to divide the spaces. The kitchen has a beautiful outlook to a private courtyard and is combined with the dining area, offering heaps of bench space that is great for entertaining.

The property includes a large wrap-around courtyard divided into three sections. A deck and pergola that extends from the dining area plus a garden bed that wraps around the courtyard, providing ample space for pets and children. On the opposite side, there is a second covered pergola with another entertaining space and side access back into the property, leading to the main living area and a side door to the garage.

Close to the local shops on Thynne Street, providing easy access to lifestyle conveniences such as the North Canberra Hospital, AIS, and a variety of educational options, all a short walk away.

Attention lives in owners want prompt access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. Experience the epitome of cool, calm, and care-free living in this delightful townhouse. With vacant possession and the possibility of early access, you could be stepping through your new front door sooner than you ever imagined.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this property inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

Buyers will love:

North facing

Light, bright and airy

Windows on three sides for excellent, crossflow ventilation

Secluded location away from roads

Backing parkland and large established trees

End townhouse with only one shared wall, ensuring privacy

Spacious wrap around courtyard that includes multiple zones, a deck and pergola at the front, a second pergola to the side, plus garden beds, tap and a clothesline

Available with vacant possession

Early access prior to settlement available for a quick move-in or furniture storage

Extra-wide double garage with shelving, great if have an EV or want to get one

Separate toilet downstairs

Cozy nook upstairs, perfect for a bookshelf or individualized touch

Bedrooms with undisturbed views, including a glimpse of Black Mountain Tower

No unapproved structures

Property Features:

New carpets

All bedrooms located upstairs with ceiling fans

Kitchen with lots of bench space, stainless steel appliances, 4-burner gas cooktop, dual drawer dishwasher, range hood and a double sink
Space-saver laundry in the kitchen
Full-length storage cupboards both upstairs and downstairs
Two spacious and separate living areas than can be segregated using the sliding door
Bedroom 1 with large walk-in robe, ensuite, northerly views of the gardens, extra windows acting like double glazing for added privacy and noise reduction
Bedrooms 2 and 3 with double built-in robes, spacious enough for king-sized beds, and energy-efficient pelmets with Luxaflex blinds
Main bathroom with shower, toilet, bathtub, heat lamps
Double remote garage with internal access

To keep you comfortable and connected:

Ducted gas heating (updated)
Ceiling fans in all bedrooms
Energy efficiency rating of 6 out of 6 stars
LED lights (updated)
Skylight upstairs in the hallway
NBN fast internet with FTTP (Fibre to the premises)
Screen doors
Gas hot water system

The Wyndham development includes:

Boutique development of only 12 townhouses
3 x visitor car parks plus on street parking
Pets welcome (subject to body corporate notification & approval)
Walking distance to the AIS, GIO Stadium, Calvary Hospital, University of Canberra, Radford College, Café Momo and more
Bus stop nearby
Strata manager Whittles. Units Plan 1722

The Numbers approx:

Internal living area: 130m²
Rear Courtyard: 102m²
Garage: 40m²
Total Residence: 272m²
Rental potential: \$720/week
Strata levies: \$2,744 p.a.
General rates: \$2,844 p.a.
Land tax (investors only): \$4,179p.a
Age: 25 years (Built 1999)
Current balance of total admin and sinking fund as of 29/08/24: \$58,684

To Help Buyers:

We can refer a solicitor who can review the contract, for FREE.
The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer.
Written & verbal buyer price guides updated throughout the campaign.
Help negotiating amendments to the contract such as settlement dates or exchange deposits.
Free valuations to help you establish your current equity in any other properties you.