

6/48 Pearson Street, Holder, ACT, 2611



Unit For Sale

Friday, 30 August 2024

6/48 Pearson Street, Holder, ACT, 2611

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Boutique townhouse surrounded by enchanting gardens

Tastefully designed and surrounded by an extensive alfresco area and classic French style gardens, this two bedroom, two ensuite townhouse offers convenience and lifestyle right in the heart of Weston Creek. With plenty of space for an avid gardener, this is the perfect spot for relaxation and entertaining.

Featuring herringbone spotted gum flooring in the north facing living, and plush quality carpet throughout, this home exudes style. The modern kitchen provides the stainless steel appliances, gas cooktop and walk in pantry needed to prepare a marvellous feast for friends and family. The adjacent dining/lounge area is brightly lit by the floor-to-ceiling glass doors leading out to the alfresco patio.

Off the kitchen you'll find the real bonus: an additional living, rumpus, home office space complete with wall to wall in built cabinetry. This haven, with separate access, provides many options for the savvy buyer.

Two inviting bedrooms, both with built-in robes and ensuites are upstairs, removed from the living areas, providing space and serenity. Large windows let the natural light in and provide a soothing green outlook.

A secure lockable storage space completes the offering. All of this is situated within a short stroll to Cooleman Court shopping centre and dining precinct, local shops, recreational facilities, parks and within minutes of Woden town centre and quality private and public schools.

This is a great opportunity for young families, singles and couples looking to get into the market, a brilliant investment or smart downsizing option in a highly sought-after location.

Features:

- Two bedroom, two ensuite townhouse
- One of nine townhouses situated in a boutique complex
- Quality inclusions and stylish fixtures and fittings throughout
- Spacious open plan living area with stackable glass doors
- Kitchen with stone benchtops, gas cooktop, Miele dishwasher and built in pantry
- Additional living, rumpus, home office space complete with wall to wall in built cabinetry
- Both bedrooms offer stylish ensuites, built-in robes and elevated outlooks
- Large linen cupboard
- Separate laundry and powder room downstairs
- Study nook/workstation with in built desk
- Spotted gum floors in living and quality carpets throughout
- Ducted heating and cooling throughout
- Landscaped gardens and wrap around 60m² covered alfresco entertaining patio
- Allocated car space and lockable storage space
- Nestled in a quiet street and a short walk to the local Holder shops, Duffy shops and Cooleman Court with Medical Centre, Walk-in Centre and Allied Health Services
- Close to Duffy Primary, St Jude's Primary School and St Judes Early Learning Centre Preschool, Canberra Montessori School and Orana Steiner School
- Walking trails to Mount Stromlo Forest Park, Cooleman Ridge and the Holder Wetlands
- Quick 5 minute walk to R7 bus connection to the city interchange

STATISTICS (all figures are approximate)

EER: 6

Built: 2011

Internal Living: 114 sqm

Alfresco patio: 60 sqm

Rates: \$290.10 pq

Strata Levies: \$684.60 pq (admin + sinking fund)

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout and descriptions.