

**17 The Pines Ave, Symonston, ACT, 2609**

**Villa For Sale**

Thursday, 31 October 2024

17 The Pines Ave, Symonston, ACT, 2609

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Villa**

## Serene Over 55's Community

Explore the peaceful lifestyle offered at Sundown Villas, an exclusive community for those over 55. This inviting home welcomes you with a spacious living room featuring a large heater, perfect for warming up those chilly Canberra mornings while also having the comfort of ducted heating and cooling throughout the house.

This generous home has just had fresh paint throughout, enhancing every room. The bedrooms all hold new carpet while the master has an allocated split system air conditioning system and a disability friendly ensuite, with grabrails and a wheelchair accessible toilet. The main bathroom services both bedrooms and has a separate bathroom and toilet, while also having a disability friendly aspect like the ensuite.

The updated kitchen is designed for accessibility, featuring updated benches, an electric oven, and a separate gas cooktop. Be able to step outside and use produce from your own garden with a small herb garden and established rhubarb.

In the landscaped backyard you'll find an established magnolia feature tree and with a garden shed, pet door and flyscreens throughout, these little touches add great convenience and provide peace of mind.

Sundown Villas boasts a rich history, beginning as a drive-in before transforming into a serene residential oasis in the late 80s. Revel in the tranquil ambience and resort-like amenities, including a tennis court, swimming pool, bistro, and playground. With fantastic shopping and restaurants nearby at the Kingston shops and Canberra Outlet Centre, be close by to amenities while still having a quiet retreat.

### Features:

- ☑ Over 50's preferred
- ☑ No finance (cash buyer only)
- ☑ Capital gains kept by resident
- ☑ Commonwealth Rental Assistance for eligible homeowners
- ☑ No council fees
- ☑ No stamp duty
- ☑ No strata levies
- ☑ Purchasing property not land
- ☑ North facing garden
  - Fresh paint throughout
  - Timber look flooring to living and dining
  - Plush new carpet in bedrooms
- ☑ Electric oven
  - Gas "Chef" cooktop
- ☑ Ducted heating and cooling throughout
- ☑ Generous living and dining areas
- ☑ Large laundry with yard access
  - Towel heater rail
  - Single car garage
- ☑ Gated community
  - Pet friendly
- ☑ Fully covered deck
- ☑ Large easy care yard with plant boxes
- ☑ Views of surrounds
- ☑ Tennis court
- ☑ Pool
- ☑ Bistro

Essentials:

Living area: 110m<sup>2</sup>

Block size: 389m<sup>2</sup>

Rates per week: \$198.65