



49/25 Pinkerton Circuit, Kambah

RENOVATED & MOVE IN READY

Beautifully renovated and move in ready, this immaculate town home provides the very best of private, luxurious and low maintenance living. Ticking every box for a fool-proof purchase and suited to any type of buyer, embrace the quiet complex, single level & north facing aspect with plenty of living space inside and out.

The fenced front courtyard welcomes you to the home and offers privacy, the perfect space for pets or to enjoy a morning coffee basking in northerly sun, surrounded by landscaped gardens. Inside, the open plan living and dining area is surprisingly spacious, comforted by a reverse cycle heating and cooling unit, double glazed windows throughout, fresh paint and flooring plus blackout and privacy blinds. The kitchen connects perfectly with this space, sleek quality renovations including stone benchtops and breakfast bar, electric cooking, dishwasher and ample storage space.

Two generous bedrooms offer private retreat; segregated from one another, the main especially spacious and also benefitting from the northerly aspect. The bathroom has also been renovated with taste, including bath, shower, TV and separate WC.

A second courtyard is located at the rear, fully fenced and landscaped including garden shed on concrete slab and outdoor access to

2 1 1

FOR SALE
\$619,000 +

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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walking trails. Additional features include separate laundry, linen closet and single carport with storage room.

This beautifully updated townhouse is ideally located, walking distance with underpass access to Lake Tuggeranong, moments from Kambah and Tuggeranong shopping precincts plus local schools and parks. Be quick, as this home will not last long.

- Single level, fully renovated townhome
- Northerly aspect to front landscaped courtyard, living area and main bedroom
- Double glazed windows
- Updated kitchen with plentiful storage, breakfast bar and stone benchtops with quality appliances
- Two good sized bedrooms both with built in robes.
- Bathroom with separate bath and shower and separate WC
- Reverse cycle heating and cooling unit
- Garden shed on concrete slab
- Single carport with storage

Living size: 88m2 living + 20m2 carport (approx.)

Rates: \$1,845.08 p.a (approx.)

Land tax: \$2,357.20 p.a (approx.)

Body Corporate: \$730.02 p.q (approx.)

Construction: 1984

EER: 5.5 stars

MORE DETAILS

Property ID	JJGH5W
Property Type	Townhouse
House Size	108 m2
EER	5.5

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
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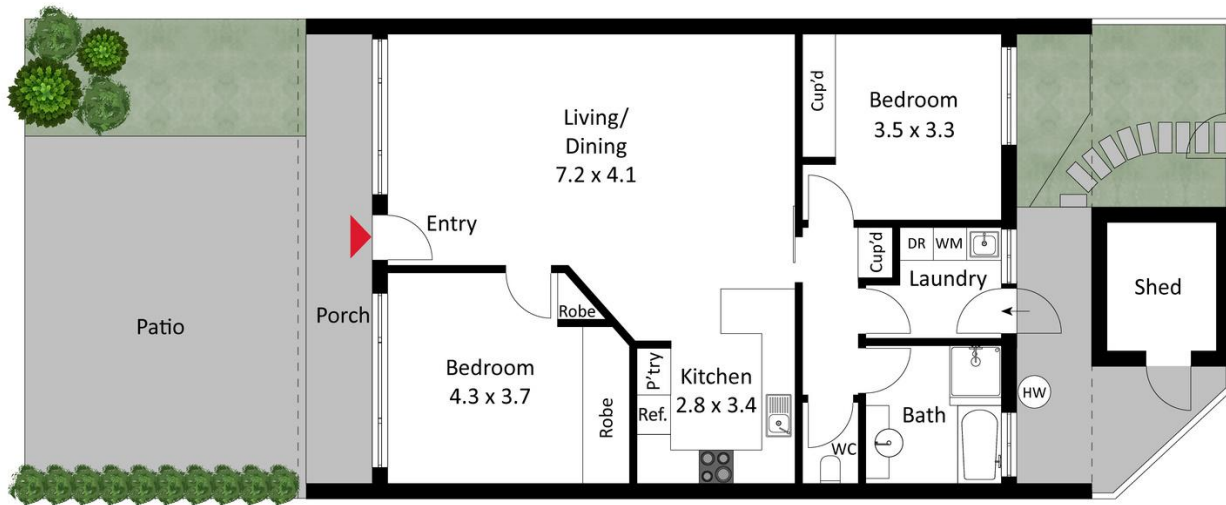
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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