



## O'Connor, 4/40 Moorhouse Street

One bedroom apartment with internal car access

A single level townhouse rests within a small development of only 17. Directly across from O'Connor shops, ANU and the Canberra City. Open plan living spills to a sunny fenced, private courtyard, cocooning you in a leafy enclosure.

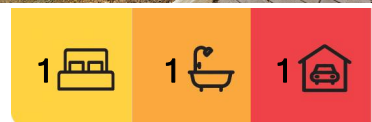
Northern light fills this open plan design and the design allows for mobility from the front door to the garage.

The complex is made up of 17 townhouses in total. Your villa shares a driveway off the main road for you and 3 other residents. An automatic garage remote with internal access offers ease for coming home at the end of the day.

The reason Canberrans love the Inner North is the lifestyle. The Duxton for great pub food and Flatheads, the café of choice for a coffee and crossaint. There is also The Ruc for a great parma and a spot of bowls, very popular during the holiday times.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
\$549,000+

**View**  
[ljhooker.com.au/34YZGCY](https://ljhooker.com.au/34YZGCY)

**Contact**  
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**EER** ★★★★★★

**LJ Hooker Gungahlin**  
(02) 6213 3999

Several parks and ovals are close to hand, you will become part of the illustrious dogs of O'Connor at the O'Connor playing fields. Shared biking and walking paths wind their way through interlinking green spaces to the city. Bus stops are at your door, and it is not far to the vibrant Dickson, Braddon, and Canberra City precincts with a plethora of cafes, pubs and restaurants.

Imagine getting home after work, walking over to IGA or the local loved Thai takeaway. Coming back through your black fence sitting with a glass of cold something in your private courtyard enjoying the late summer nights is where this house becomes your new home.

**Property Features:**

- \* Single level one bedroom villa in the popular suburb of O'Connor
- \* Part of a small development of 17
- \* Steps from O'Connor shops from your gate
- \* Villa only shares one wall
- \* North facing from the courtyard
- \* Open plan kitchen and living flowing
- \* Kitchen with loads of storage
- \* Bedroom with built-in-robe
- \* Large bathroom and laundry
- \* Split System Cooling and Heating
- \* Easy-care wooden timber flooring
- \* Single garage with internal access
- \* Surrounded by green spaces, parks and ovals
- \* Close to transport
- \* Close to the Canberra CBD, Braddon and Dickson precincts
- \* Turner Primary, Lyneham high, Brindabella college and ANU all within walking distance along the leafy paths that connect the Inner North

EER: 6

Rates: \$658 per qtr. (approx.)

Body Corporate: \$880 per qtr. (approx.)



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## More About this Property

Property ID	34YZGCY
Property Type	Townhouse
House Size	57 m2
Land Area	3952 m2
EER	6
Including	Air Conditioning Gas Cooking

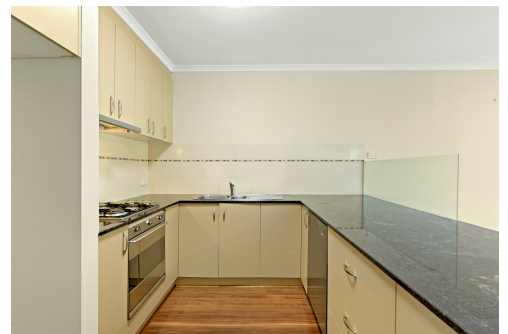
**Bri Williams 0408 787 896**

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

4/40 Moorhouse Street, O'Connor

Produced by DIAKRIT