







21/10 Taronga Place, O'Malley

Town Home Living in a Remarkable Setting Surrounded by Nature

Privately positioned at the upper end of the tightly held O'Malley Park complex, this beautifully maintained four-bedroom townhouse offers something increasingly difficult to find - genuine privacy, an exceptional connection with nature and a home that feels distinctly its own.

Backing directly onto the reserve, 21/10 enjoys an outlook that is both leafy and serene, with established greenery providing a wonderful sense of space and separation from the homes beyond. Elevated within the complex, the position is particularly special, offering a quiet retreat while remaining remarkably convenient to Woden Town Centre, Canberra Hospital and the area's highly regarded schools.

From the moment you enter, there is an immediate sense of quality and care. The home has been exceptionally well maintained and thoughtfully presented, retaining the individuality and character that set it apart from other properties.

The generous split-level floorplan provides an excellent balance of

4 2 2

FOR SALE
$1,450,000 - $1,550,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

formal and informal living, with natural light and views of the surrounding landscape creating a calm backdrop throughout. Formal lounge and dining spaces provide an elegant setting for entertaining, while the spacious family and meals area opens naturally towards the outdoor entertaining spaces and reserve beyond.

The kitchen is well appointed and practical, positioned to connect with the everyday living areas while retaining a sense of separation. Four generous bedrooms all accompanied with built in robes provide flexibility for families, guests or those seeking dedicated work-from-home space, with the master bedroom enjoys its own ensuite with spacious spa bath and excellent storage.

Outside, established gardens and the reserve-side position create a private and peaceful environment that is difficult to replicate. Whether enjoying a quiet morning coffee & entertaining friends pn the back deck or simply watching the seasons change across the landscape from the front balcony, the setting is one of the home's defining attributes.

A double garage, additional basement storage and a well-considered floorplan complete a property that combines space and privacy.

Set in one of Canberra's most prestigious enclaves, O'Malley offers a peaceful, leafy setting with, proximity to Canberra Hospital, top schools, parklands and the Woden Town Centre and an easy commute to Canberra's CBD.
Features:

- Exceptional position at the upper end of the O'Malley Park complex
- Directly backing onto nature reserve with a private, leafy outlook
- Freestanding four-bedroom townhouse with an individual sense of space and privacy
- Beautifully maintained and presented throughout
- Fresh carpet and paint
- Spacious split-level floorplan with multiple living and dining areas
- Well-appointed kitchen featuring stone benchtops connecting with the informal living spaces
- Gas cooktop, Electric oven ad Smeg dishwasher
- Four generous bedrooms, all with built-in robes
- Main bedroom with ensuite and excellent storage
- Formal lounge and dining areas for relaxed entertaining
- Family and meals area opening towards the outdoor entertaining space
- Established, easy-care gardens with a strong connection to the surrounding landscape
- Double garage with internal access
- Additional storage and practical utility spaces
- Brivis ducted heating and cooling
- Central intelligence sound system in each room
- Ness security system
- Peaceful, tightly held complex surrounded by established gardens
- Convenient access to Canberra Hospital, Woden Town Centre, local schools and transport
- Direct access to the surrounding reserve and natural environment

Key Figures: (approximations)
EER: 5
Rates: $1,356.92 pq
Land Tax (for investors only): $1,729.09 pq
Strata: $2,367.15 pq (admin and sinking fund)
Internal Living: 214.19 sqm
Garage: 38.62 sqm
Block Size: 562 sqm

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Year Built: 1994

Disclaimer:
While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.











MORE DETAILS

Property ID	1UXZFMF
Property Type	Townhouse
EER	5
Including	Ducted Cooling
	Ducted Heating
	Alarm
	Balcony
	Deck
	Workshop
	Built-in-Robes
	Liveability

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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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