



15/57 Newman-Morris Circuit, Oxley

View life differently…

As soon as you walk through the door, your life will take on a different perspective.

The raked ceilings and open plan design enhance the spaciousness of the home, while the broad windows provide great natural light and stunning views of the hills.

15/57 Newman Morris Cct, Oxley is a stunning split level, two-bedroom town house located in the 'Hilltop Views' complex.

Offering 116sq/m under roof, the home includes open plan living and dining, a wraparound kitchen, separate laundry and a single carport with storage space.

The kitchen includes stone bench tops, plenty of cupboards, induction cooktop, electric oven and hidden dishwasher.

The main bedroom is quite large and both bedrooms offer built in robes.

There is a private courtyard at the rear and the fenced front yard gives you more than enough outdoor space.

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FOR SALE
\$610,000+

AGENTS

Jeff Shortland
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AGENCY

LJ Hooker Gungahlin
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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.

 **LJ Hooker**

As for convenience, everything you need is available at Tuggeranong Hyperdome which is about 1.2 km away. And the Lake and foreshore are about 200m away.

For more information, please call:

Jeff Shortland,
0417 483 627, or email Jeff.shortland@ljhooker.com.au

Or Julian Parmeter

0415 377 225

In brief:

- Awesome split-level townhouse
- Stunning views
- Raked ceilings
- Quiet and convenient location
- Two-bedrooms
- Open plan living/dining
- Wraparound kitchen
- Electric induction cooktop & oven
- Dish washer
- Electric hot water
- Split system RCAC
- Stone bench tops
- Front and rear courtyards
- Vinyl wood look flooring throughout
- Brick veneer, tile roof on concrete slab
- 95sq/m of living
- 21.76sq/m garage carport with storage locker
- 250m to public transport
- 1.2km to the Hyperdome
- 1.4km to Monash Primary
- 7.4km to The Canberra Hospital
- Rental assessment: tba

General:

- Rates: approx. \$2800 pa
- Land tax: (investors only) tbc
- Strata: approx. \$3200
- EER 2.0



MORE DETAILS

Property ID	35Q9GCY
Property Type	Townhouse
House Size	95 m2
EER	2
Including	Air Conditioning Dishwasher Open Plan Electric Hotwater

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