



1/112 Macfarland Crescent, Pearce

Ground Floor Convenience in the Heart of Pearce

Opportunities like this don't come around often. Perfectly positioned in a boutique complex of just 12 residences, this beautifully presented ground floor apartment combines effortless living with an unbeatable Woden Valley lifestyle.

Whether you're taking your first step into the market, searching for a quality investment or looking to downsize without compromise, this is a home that simply makes sense.

Bathed in natural light, the open plan living and dining area creates an inviting space to relax or entertain, flowing seamlessly to a private outdoor area where you can enjoy your morning coffee or unwind at the end of the day. The well-appointed kitchen offers excellent storage and functionality, making everyday living easy.

Accommodation includes two generous bedrooms, both enjoying a peaceful leafy outlook and serviced by a spacious, updated bathroom with integrated laundry. The practical single-level design provides exceptional accessibility and everyday convenience.

Location is where this home truly shines. Just metres from the Pearce

2 1 2

FOR SALE
\$390,000+

AGENTS

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AGENCY

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

LJ Hooker

Shops, you'll have cafés, restaurants, Foodworks and everyday conveniences at your doorstep. Public transport is within easy walking distance, while Woden Town Centre, Canberra Hospital, Southlands Mawson, excellent schools and recreational facilities are all just minutes away.

Offering an outstanding combination of lifestyle, convenience and value, this is a property that will appeal to owner occupiers and investors alike.

Features:

- Ground floor position with easy access
- Boutique complex of only 12 residences
- Two spacious bedrooms with leafy outlook
- Light-filled open plan living and dining
- Functional kitchen with excellent storage
- Updated bathroom incorporating laundry
- Private outdoor space for relaxing or entertaining
- " Allocated single carport
- " Walking distance to Pearce Shops, cafés and public transport
- Minutes to Woden Town Centre, Canberra Hospital and Southlands Mawson
- Ideal for first home buyers, downsizers and investors

Figures:

- " Living: Approx. 65m²
- EER: 4
- Rates: \$1,482 pa. approx.
- Body Corporate: \$1,258 pq. approx.

Positioned in one of Woden Valley's most tightly held suburbs, this is an exceptional opportunity to secure a quality home in a location renowned for its convenience, established streetscape and enduring buyer appeal.

MORE DETAILS

Property ID	K6YH5W
Property Type	Apartment
House Size	65 m2
EER	4
Including	Balcony Dishwasher Built-in-Robes

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Ground Floor

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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