






1/9-11 McNamara Street, Pearce

2  1  2 

Golden lifestyle opportunity for downsizers or first home buyers

Whether you're stepping onto the property ladder or downsizing without compromise, this rare two-bedroom townhouse is your golden opportunity. Modern and inviting, it blends contemporary design, convenience and low-maintenance comfort in a prime central location.

- **drenched living spaces:** The north-facing open-plan lounge, dining and kitchen flow seamlessly- together, framed by elevated 2.6m ceilings and full-length windows that flood the space with natural light. The sleek kitchen comes with stylish stone benchtops, quality Smeg appliances and practical storage. Glass sliding doors open wide to extend the living space out to a peaceful covered courtyard, entertaining area and landscaped gardens, perfect for spring BBQs or enjoying a quiet afternoon.

Rest and relaxation made easy: The king-sized master bedroom is larger than most townhouses and includes wall-to-wall robes, while the second bedroom is ideal for kids, guests or a home office. Ducted heating and cooling ensure year-round comfort, while extra-wide doorways provide easy access.

A hidden gem in a prime location: Part of a boutique complex of just five, this home enjoys a two-car remote garage with internal access

FOR SALE
Auction

AGENTS

Patrick Kinnane
0430 435 330
Patrick.kinnane@ljhooker.com.au

AGENCY

LJ Hooker Tuggeranong
(02) 6189 0100

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**

plus direct street frontage. Close to everything, you've got Woden, Mawson shops, schools, cafés and transport links only minutes away, with footpaths at the end of the street to walk to Woden Plaza or Mount Taylor. This is a home that stands out as a cut above the rest—easy-care, single level and move-in ready. Act quickly, opportunities like this don't last.

Why You'll Love It:

- Boutique two-bedroom townhouse in beautifully maintained complex of just five
- Light-filled open-plan living and dining area opening to a private courtyard
- Modern kitchen with stone benchtops, Smeg oven, gas cooktop and dishwasher
- Spacious king-sized master bedroom with built-in robes and ceiling fan
- Flexible second bedroom perfect for kids, guests or home office
- Elegant bathroom with floor-to-ceiling tiles and quality tapware
- Paved & landscaped outdoor entertaining area, extra outdoor area at rear with street access
- Secure remote double garage with internal access and visitor parking in complex
- Ducted air conditioning and heating throughout plus double block-out and sheer blinds
- Extra-wide doorways for easy access
- European laundry
- Minutes to Woden Town Centre, Pearce and Mawson shops, dining and transport links
- Living area: 96.17m²;
- Garage area: 38.42m²;
- Year built: 2010
- EER: 4 stars
- Rates: \$878.18 p/q
- Land Tax: \$1305.63 p/q (investors only)
- Body Corp: \$899.68 p/q

MORE DETAILS

Property ID	CP2HQH
Property Type	Townhouse
House Size	134 m ²
Land Area	291 m ²
EER	4

Patrick Kinnane 0430 435 330

Licensed Agent | Patrick.kinnane@ljhooker.com.au

LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street
tuggeranong.ljhooker.com.au | tuggeranong@ljhooker.com.au

