






3/9-11 McNamara Street, Pearce

## The one you've been waiting for&#x2026;

Perfect for downsizers seeking comfort and convenience, or first home buyers wanting quality without the upkeep, this modern three-bedroom, two-bathroom townhouse delivers house sized living with effortless appeal. Set in a tightly held boutique complex of just five, it offers space, style and ultra-convenient living in one of Woden's most central locations.

Light-filled living for everyday ease: The open-plan living and dining area is bright and flexible, with space to relax and entertain. At its heart, the sleek kitchen features a large stone island bench, excellent storage and quality European appliances. Sliding doors extend the living area to a covered outdoor entertaining space, where mature hedging and Colourbond fencing provide privacy and a small lawn adds a play area for kids or pets. Easy-care gardens keep maintenance low, freeing up time to unwind.

Comfortable bedrooms and modern conveniences: The master bedroom is calm and inviting, with a walk-in robe, ensuite and total blackout blinds for uninterrupted sleep. Two additional bedrooms offer space for family, guests or working from home, serviced by an immaculate central bathroom. Ducted reverse-cycle heating and

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**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

cooling, a double garage with internal access, and a professionally maintained complex ensure everyday living is comfortable and uncomplicated.

A location that's all about lifestyle: Westfield Woden, Mawson shops, schools, cafés and transport links are all within walking distance with footpaths at the end of the street leading to shops and Mount Taylor. This is a location that supports an active lifestyles without sacrificing space or style. Get in quick and make this hidden gem yours today!

Why you'll love it

- Modern 3-bedroom, 2-bathroom townhouse with house-like proportions
- Boutique complex of only 5 single level residences
- Ideal for first home buyers, families or downsizers wanting space without the upkeep
- Generous open-plan living and dining filled with natural light
- Spacious kitchen with large island, Bosch dishwasher, Smeg oven, gas cooktop and ample storage
- Private covered outdoor entertaining area and easy-care gardens
- Sunny master bedroom with walk-in robe, ensuite and total blackout blinds
- Two additional bedrooms, one with built-in robes plus family bathroom with bath and shower
- Ducted reverse-cycle heating and cooling throughout
- Double remote-entry garage with internal access and separate laundry with lots of storage
- Walking distance to Westfield, shops, transport and lifestyle amenities
- Living area: 102.67m<sup>2</sup>;
- Alfresco area: 9.84m<sup>2</sup>;
- Garage area: 35.10m<sup>2</sup>;
- Year built: 2010
- Body corporate: \$942.11 p/q
- Rates: \$913.03 p/q
- Land Tax: \$1,368.97 p/q (investors only)
- Rental appraisal: \$720 - \$760 per week
- EER: 4.5 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



## MORE DETAILS

Property ID	CSDHQH
Property Type	Townhouse
House Size	138 m2
Land Area	245 m2
EER	4.5

**Patrick Kinnane 0430 435 330**

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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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