

Pearce, 42/29 Pethebridge Street

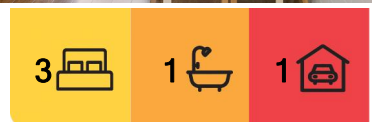
THE BEST OF ALL WORLDS

This property is not open for inspection over the Easter Long Weekend. Private viewings are encouraged —please contact Jane and Emma on 0422 415 008.

The perfect blend of style and charm. A popular Willemsen design, praised and sought after for their high ceilings, large windows and light plus perfect indoor/outdoor flow. This townhome has been extensively renovated to mix these classic features with modern comforts to create the perfect home with nothing left to do.

A whisper quiet address, peacefully tucked away, the entrance is set back from the road. You enter the home through a private front courtyard, with established greenery and florals giving a warm welcome with plenty of space to privately entertain or relax. Stepping inside, the glorious open plan, light-filled living and dining zones enjoy beautiful leafy aspects.

Floor to ceiling sliding doors frame the living zone, flowing with seamless transition to your



For Sale
\$879,000 +

View
ljhooker.com.au/GXZH5W

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EER ★★★★★★

LJ Hooker Woden | Weston
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private rear alfresco, exceptionally sized with framed by easy care gardens and more beautiful florals. Orientated to ensure easy access to the dining and both courtyards, the kitchen offers sleek modern cabinetry, induction cooking, integrated dishwasher, stone benches and a delightfully unexpected walk-in pantry. For added convenience, there is a large separate laundry/powder room to service this level.

Positioned to maintain privacy, all three bedrooms are located upstairs, the main especially large in size with its own R/C unit and large Juliet balcony, perfect for a morning coffee or evening unwind. The main bathroom also benefits from high-end fixtures and contemporary style with combination bath and shower.

This home has a long list of additional features to add to its comfort and liveability; including 5kw solar system, single garage with remote access, Crimsafe security screens and irrigation system to name a few. Centrally located, within walking distance of popular schools & playing fields and in close proximity to the ever-popular Pearce shops, Mawson Southlands Shopping Centre & Westfield Woden, this is an unbeatable location and an opportunity to secure a fully renovated property of the highest of quality - not to miss.

Features:

- Fully renovated and move in ready Willemssen Townhouse
- High quality fixtures and fittings throughout
- Modern kitchen with stone benches, dishwasher, induction cooking and walk in pantry
- Gated front courtyard with established florals and greenery plus space to entertain
- Open plan layout with high ceilings and large windows
- Modern separate laundry/powder room
- Private rear courtyard with plenty of space to entertain
- 3 bedrooms, all with built in robes, master with R.C unit and private balcony
- 5kw solar system
- R/C units to living area and master bedroom
- Single garage with remote access
- Irrigation system to both courtyards for easy care
- North Facing

Living size: 98m2 (approx.)

Rates: \$1,713.58 per annum (approx.)

Land tax: \$2,312.60 per annum (approx.) (only if rented)

Construction: 1981

EER: 5 stars

Body corporate: \$726 per quarter (approx.)

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding 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.



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More About this Property

Property ID	GXZH5W
Property Type	Townhouse
House Size	118 m ²
Land Area	123 m ²
EER	5
Including	Air Conditioning

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