

Swinger Hill, 4 McMinn Close

Separately Titled and Renovated Townhouse

Swinger Hill has long been known as one of the Woden Valley's premier locations and with good reason. Built in the 1970s during Canberra's golden age of architecture, this innovative development within Phillip has almost taken on an identity as its own suburb.

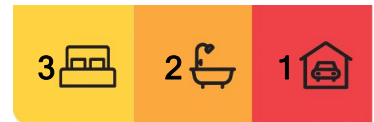
With wide, quiet streets and no through roads, you know that any cars driving past here are almost certainly your neighbours, which gives the area a sanctuary-like quality. As you turn into the quiet cul-de-sac of McMinn Close, you'll find only a handful of residences, and ample guest parking. Upon entering the home itself, you are met with a spacious, light-filled living area and a wall of glass looking out into the private and shady courtyard.

The kitchen has been newly renovated, with particular attention having been paid to its functionality and the amount of storage and bench space offered.

The bedrooms enjoy leafy private outlooks, and two of them also have private balcony



Disclaimer: 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.



For Sale
\$749,000+

View
By Appointment

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EER ★★★★★

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access. The main bathroom comes with a separate bath and shower, with an ensuite also available off the main bedroom. Perfect for families.

From here, it is a short and easy walk to the Swinger Hill reserve, the Barnet Close Playground and the Swinger Hill shops: home to some of the best Italian food in Canberra, as well as a local IGA and other great dining and relaxation options.

Of course, just down the road you also have the Southlands Shops at Mawson, and the ever growing Woden Town Centre, with the light rail extension set to get underway later this year. And being more or less in the geographic centre of Canberra means that it's a quick drive to the CBD, Tuggeranong, or Belconnen as well.

What's on offer:

- Separately titled townhouse (no body corporate)
- Newly renovated kitchen
- Reverse cycle air conditioning
- New carpet and hybrid flooring throughout
- Private Courtyard
- 2 bathrooms plus an additional powder room downstairs
- Park, playground and shops within walking distance
- Quiet, private setting

What's nearby

- Swinger Hill Reserve
- Barnet Close Playground
- Swinger Hill Shops
- Canberra Hospital
- Mawson Southlands
- Woden Town Centre
- Mawson Primary School
- Canberra Christian School
- Canberra College

More About this Property

Property ID	1DXHSGF92
Property Type	Townhouse
House Size	124 m ²
Land Area	168 m ²
EER	3
Including	Air Conditioning Balcony Dishwasher Floorboards Built-in-Robes

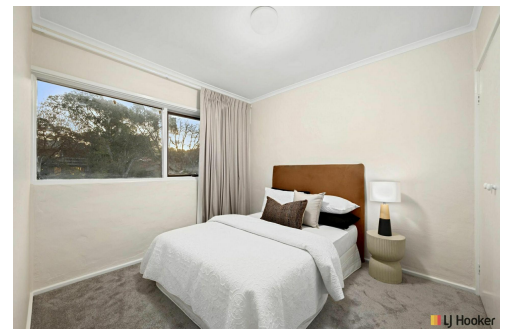
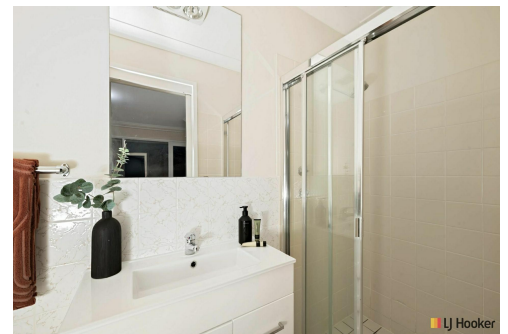
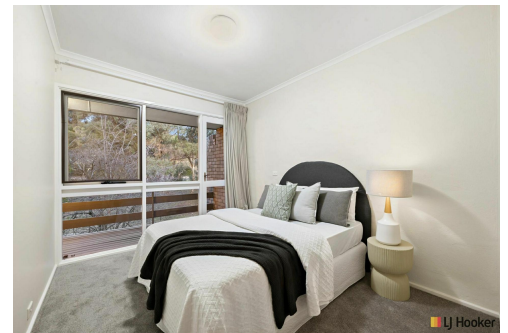
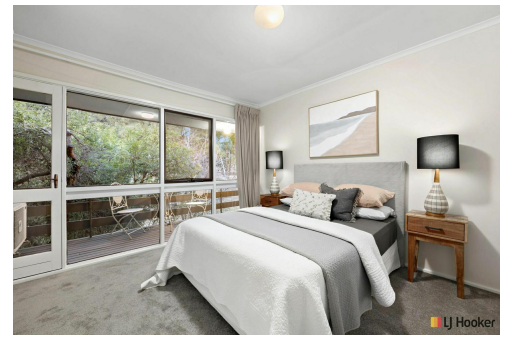
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Ground Floor



1st Floor

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

4 Mcminn Close, Phillip

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