



Wanniassa, 12/50 Embling Street

Location, comfort and style

Discover the perfect blend of location, comfort, and style in this meticulously maintained two-bedroom single level townhouse. This welcoming home is low maintenance and full of style with easy access and privacy. It is ideal for first time buyers, downsizers, and savvy investors looking to build their portfolio.

Featuring a generous open plan lounge, dining, and a spacious kitchen. The north-facing living area is bathed in natural light ensuring a bright and airy feel all day long. Neutral tones, quality custom blinds and plush wool carpets add timeless appeal. Slide open the glass door to connect the living and outdoors, where the sun-drenched terrace creates a private retreat surrounded by landscaped gardens brimming with vibrant flowers and lush greenery.

The immaculately maintained kitchen boasts ample cupboard and bench



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
\$570,000+

View
ljhooker.com.au/BS4HQH

Contact
Sally McCallum
0410 835 087
sally.mccallum@ljhooker.com.au

Andrew Curren
0424 288 717
Andrew.curren@ljhooker.com.au

EER ★★★★★

LJ Hooker Tuggeranong
(02) 6189 0100

space, with appliances in pristine condition, providing functionality until you decide on any future updates. The sizable master includes wall-to-wall built-in robes, blackout blinds and garden views while the second bedroom is ideal as kids' room, home office or guest room.

Embrace a community lifestyle just a short stroll to the Erindale Centre and a huge array of cafes, restaurants and shops. Parks, public transport, sports facilities and excellent schools are minutes away. Don't miss your opportunity to downsize in style, enter the market or build your portfolio. With so much interest in properties of this size, you'll need to move quickly.

Features:

- *Stylish 2-bedroom townhouse in a tranquil complex
- *Ideal for first-time homebuyers, downsizers, and investors
- *Meticulously maintained with tasteful decor
- *Light-filled open-plan living and dining space
- *Spacious kitchen with electric oven and cooktop
- *Both bedrooms with built-in robes
- *Well-kept family bathroom with separate bath and shower
- *Private courtyard with an entertaining terrace and stunning gardens
- *Large separate laundry opening onto a paved utility area
- *Split system heating and cooling
- *Remote access single garage with tons of roof storage and additional parking
- *R5 bus stop close by with direct routes to Woden & the city

*Living space: 89m²

*Block size: 231m²

*Garage: 22m²

*Complex built: 1986

*Rates: \$2414 per annum

*Land Tax: \$3077 per annum (if applicable)

*Body Corporate: \$517.54 per quarter

*EER: 3 Stars

*Rental estimate: \$480 - \$510 per week

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.



LJ Hooker Tuggeranong
(02) 6189 0100

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.

More About this Property

Property ID BS4HQH

Property Type Townhouse

House Size 89 m²

Land Area 231 m²

EER 3

Sally McCallum

Sales Consultant | sally.mccallum@ljhooker.com.au

Andrew Curren

Principal / Franchise Owner | Andrew.curren@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



LJ Hooker Tuggeranong
(02) 6189 0100

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.



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.

12/50 Embling Street, Wanniasa

Produced by DIAKRIT