



## Wanniassa, 2/1 Ashley Drive

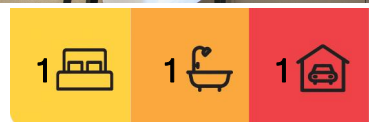
This may be the needle in the haystack

A well oriented 1-bedroom, single level townhouse with a courtyard and lock up garage with internal access is an extremely rare offering in Tuggeranong.

This kind of property is often sought by downsizers, singles or even couples trying to find a unit alternative. There are certainly 1-bedroom apartments around but then you are typically in large complexes, with hundreds of neighbors and the feeling of living in a hotel. This feels like your own modest size house.

The open plan living area catches plenty of warm sunshine in Winter and is overlooked by the kitchen. There is a dedicated dining area and lounge area with access directly to the rear courtyard with a northerly aspect.

The generous size bedroom benefits from built-in robes and a ensuite whilst the full-size laundry contains a second toilet.



**For Sale**  
\$499,000+

**View**  
Sat 19th Jul @ 10:45AM - 11:15AM

**Contact**  
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**EER** ★★★★★★

**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 location is very convenient with the Erindale Shopping Precinct just a short stroll away. Grocery stores, news agency, medical facilities, bus stop and a vast array of restaurants and takeaways just moments away.

Features:

- 1 bedroom townhouse with courtyard
- Single garage with internal access
- No steps and easy maintenance
- Reverse cycle split system air-conditioning
- Amazing Energy Efficiency Rating of 6 stars
- Modern kitchen with stone bench, gas cooktop and dishwasher

Facts & Figures:

- Unit Plan 3252 - Ashley Gardens
- Rates \$1535 per annum
- Land Tax \$1750 per annum (If rented out)
- Rental Appraisal \$480 per week
- Body Corporate Fees \$767.09 per quarter
- Living size 70m2
- Garage size 19m2
- Block size 151m2
- EER 6

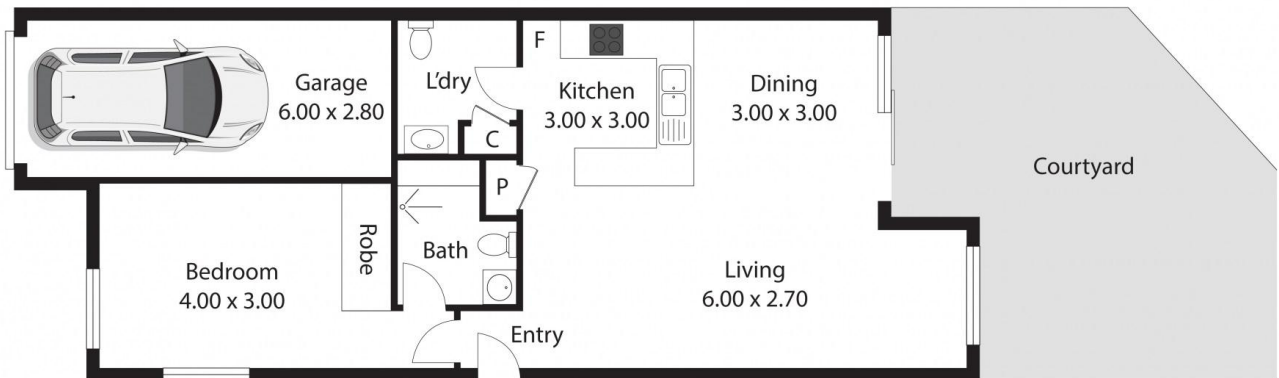
## More About this Property

Property ID	CM2HQH
Property Type	Townhouse
House Size	70 m2
Land Area	151 m2
EER	6
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Built-in-Robes

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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

Unit 2 'Ashley Gardens' Ashley Drive Wanniasa ACT 2903