

## Wellington Point, 45/57 Charles Canty Drive

Immaculate & Modern, Walk to shops, schools, parklands and more

This sophisticated, owner-occupied townhouse is situated in a charming, family-friendly complex in Wellington Point, a suburb renowned for its fabulous seaside lifestyle and community spirit.

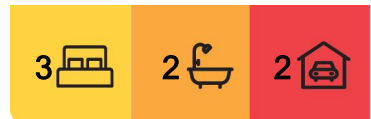
This stunning three bedroom property represents an exceptional opportunity to own an affordable yet luxury home in the sought-after area. This complex is pet friendly with a stunning pool, low body corporate fees, and very centrally located.

The key features of this property include:

- Modern, light-filled kitchen, showcases elegant stone benchtops, a dishwasher, and ample storage space, ensuring both functionality and style, designer cabinetry and fixtures.
- High ceilings and tiled flooring downstairs and brand new carpet upstairs, with new paint



**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**  
BY NEGOTIATION

**View**  
[ljhooker.com.au/BS3QF2S](https://ljhooker.com.au/BS3QF2S)

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**LJ Hooker Property Centre**  
**(07) 3286 2500**

throughout.

- Expansive open plan design which harmoniously integrates the living, dining, and kitchen areas, creating a spacious and welcoming environment with direct access to the patio area.
- Luxurious large master bedroom to accommodate a king-size bed, complete with a study nook or nursery space, walk through robe and an ensuite creating a private retreat.
- Elegant Timber Staircase, adds a touch of sophistication and architectural texture to the home.
- Additional Bedrooms: Two spacious bedrooms, each with built-in robes, providing ample storage and comfort.
- Well-Appointed Bathrooms: Includes a family bathroom upstairs with a separate toilet, complemented by an additional toilet downstairs for convenience.
- Ducted Air-Conditioning throughout, ensures a comfortable living environment all year round.
- Double Garage with electric roller door, fresh epoxy look flooring, plenty of storage space.
- Security Screens, provide added peace of mind

This elegant modern complex is located only a short walk to shops, popular parklands with the duck pond and many walking tracks. The prestigious Ormiston college are train stations are within walking distance or a few minutes by car as are the many restaurants and cafes that Wellington Point is renowned for. Body corporate fees are approx \$67 per week.

Please do not delay, contact me for your private inspection or come along to the open home this fabulous townhouse will not last long.

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## More About this Property

<b>Property ID</b>	BS3QF2S
<b>Property Type</b>	Townhouse
<b>Land Area</b>	153 m <sup>2</sup>
<b>Including</b>	Air Conditioning

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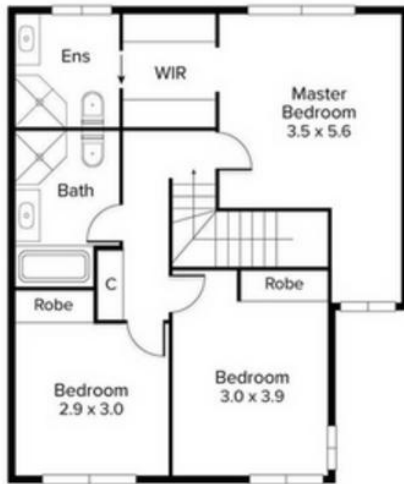
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 x3  
  x2  
  x2



Floor Plan  
**Upper Floor**



Floor Plan  
**Ground Floor**

Internal: 142m<sup>2</sup>  
 External: 12m<sup>2</sup>  
**Total: 154m<sup>2</sup>**

