

37/58 Max Jacobs Avenue, Wright




Contemporary Townhouse Living with Street Frontage

Positioned in a sought-after location with its own street frontage, this three-bedroom, three-bathroom townhouse delivers a rare combination of style, space, and convenience. Designed for modern living, it offers flexibility across two levels, making it ideal for families, professionals, or those seeking a low-maintenance investment.

Step inside to a light-filled open-plan living area, complemented by ducted reverse-cycle heating and cooling for year-round comfort. The sleek kitchen is finished with stone benchtops, quality Ariston appliances, and plenty of storage, flowing seamlessly to the private courtyard and yard - perfect for entertaining or quiet relaxation.

Upstairs, the master retreat boasts its own decked balcony, built-in robes, and a private ensuite. The second bedroom is serviced by a full bathroom featuring a bathtub, while a third generously sized bedroom is located on the ground floor alongside the third bathroom - ideal for guests, a home office, or multi-generational living.

A secure carport with roller door adds further appeal, while the European laundry maximises practicality without compromising style.

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FOR SALE
\$675,000+

AGENTS

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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.

 **LJ Hooker**

Key Features

- Street frontage townhouse with private yard
- Three bedrooms, three bathrooms
- North East aspect to living area and courtyard
- Master suite with ensuite & decked balcony
- Second bedroom upstairs + bathroom with bath
- Third bedroom & additional bathroom on ground floor
- Open-plan living with ducted reverse-cycle heating & cooling
- Kitchen with stone benchtops & Ariston appliances
- European laundry
- Secure carport with roller door
- Common area swimming pool and BBQ facilities

Facts & Figures

- Living: 111m²; (Lower: 62m²; | Upper: 49m²;))
- Courtyard: 40m²; | Balcony: 9m²;
- Carport: 19m²; + car space 18m²
- EER: 6 Stars
- Rates: \$1,955 per annum approx.
- Land Tax: \$2,300 per annum approx. (if applicable)
- Body Corporate: \$1,295.60 per quarter
- Rental Appraisal: \$650-\$750 per week

MORE DETAILS

Property ID	CNYHQH
Property Type	Townhouse
House Size	111 m ²
EER	6

Sally McCallum 0410 835 087

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

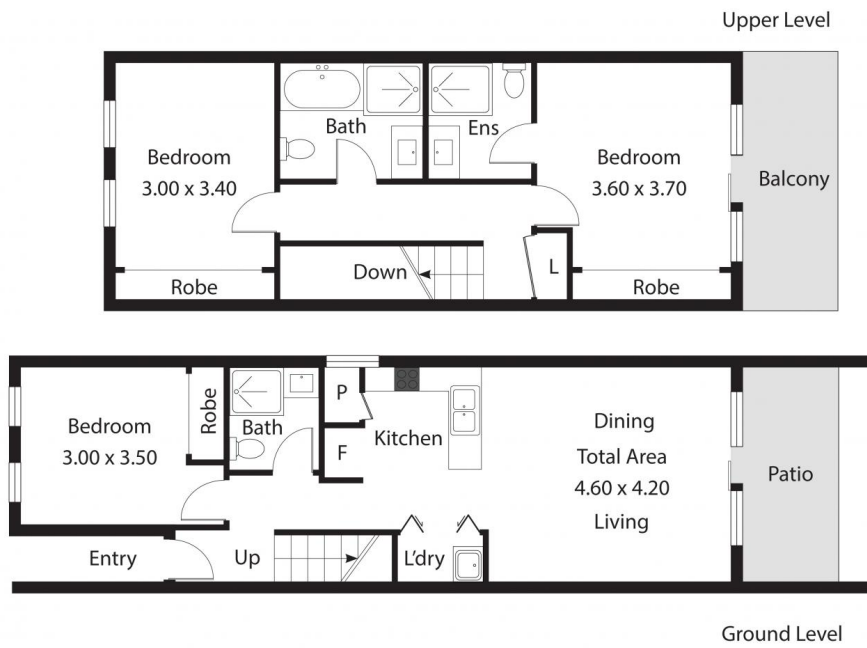
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries

Unit 37 / 58 Max Jacobs Avenue, Wright, ACT 2611

Produced by **DIAKRIT**