



39/58 Max Jacobs Avenue, Wright

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Centrally Located, Well appointed Townhome

Drenched in northern sunlight and thoughtfully designed across two levels, this beautifully presented three-bedroom townhouse offers a lifestyle of ease, comfort, and convenience, perfect for owner-occupiers or investors seeking long-term value.

Step inside to a sun soaked open-plan living space with warm hybrid timber floors and a sleek, stone-topped kitchen featuring Ariston appliances and a Bosch dishwasher.

Upstairs, the master retreat boasts built-in robes and a private ensuite, while a second bedroom enjoys its own full bathroom with a luxe bathtub. Downstairs, a third large bedroom and third bathroom offer flexibility for guests, work-from-home setups or multi-gen living, a rare inclusion in townhome living.

The residence comes equipped with several smart inclusions over and above the standard offering, including a front yard camera, doorbell, rear yard camera and a smart thermostat all compatible with the Google ecosystem.

Enjoy summer days in your private courtyard, or unwind by the

FOR SALE
\$685,000+

AGENTS

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AGENCY

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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

complex pool and BBQ area. Every detail is designed for comfort.

Features:

- Lock-up garage + additional car space
- Ducted reverse-cycle heating & cooling
- Fisher & Paykel dryer in European laundry
- FTTP NBN-ready
- Ample visitor parking
- Three Bedrooms
- Three Bathrooms
- Open plan living and dining
- 3 mins walk to Woolies Metro, Aldi, Home Brew Café & local parks
- 4 mins drive to Coombs & Wright Shops
- 5 mins to Charles Weston & Evelyn Scott Schools
- 6 mins to Cooleman Court
- 11 mins to Parliament House
- 16 mins to Canberra Centre
- 19 mins to Canberra Airport

Figures:

- Living: 111m² (Lower: 62m² | Upper: 49m²)
- Courtyard: 41m² | Balcony: 9m²
- Carport: 19m² + extra space
- EER: 5.5
- Rates: \$1,955 p.a. approx.
- Land Tax: \$2,300 p.a. approx.
- Body Corporate: \$1,295.60 p.q.
- Rental Appraisal: \$650-\$750 per week

MORE DETAILS

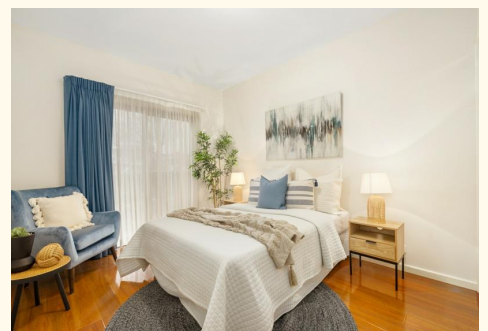
Property ID	JB7H5W
Property Type	Townhouse
EER	5.5
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Balcony Dishwasher Built-in-Robes

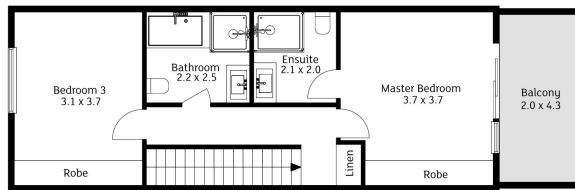
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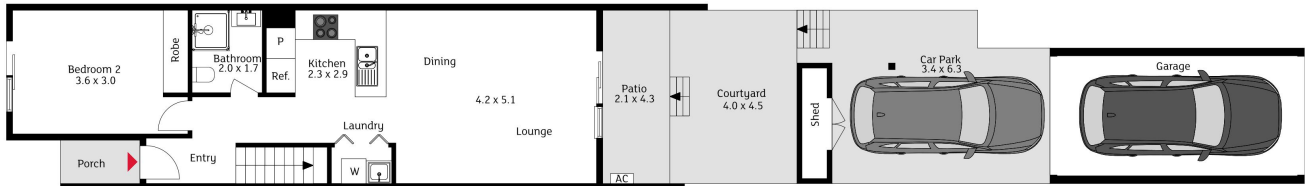
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First Floor



Ground Floor

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.

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