



# FOR SALE

## BRING YOUR HEART MUCH HAPPINESS IN THIS PRETTY ONE BEDROOM AND STUDY TOWNHOUSE SET BEAUTIFULLY IN RESTFUL GARDENS

Auction Sat 15 Nov at 10am Onsite  
Auction Registration Link:  
<https://buy.realtair.com/properties/194344>

Settlement with Vacant Possession - has been Owner Occupied. Two week Auction marketing Campaign only.

Awaken every day, in this very pretty, light filled, single level (with no stairs), one bedroom and separate, large study room, Macquarie town residence.

You will enjoy the tranquil ambience of the restful gardens, the wonderful size and open plan living, all within close proximity to the Jamison Shopping Centre, the unique offerings of the Cook Shops, Capital Food Markets, Bunnings and the Belconnen town centre.

With nothing to do, except to enjoy your new, delicious lifestyle here, this very pretty townhouse is an ideal choice for young professionals, busy students, savvy singles, short-term work stays, excited retirees and discerning long-term investors. With oversized, single automated garaging and internal access, separate powder room for your guests, large glass sliding doors opening onto the recycled Hardwood timber tiled entertainment terrace, set in amongst a pretty, astutely cared-for garden, this divine, townhouse is an exciting opportunity for you.

I look forward to welcoming you to your new home. I can't wait for you to see it and to introduce you!

### Key Features:

- Energy Rating: 6.0 Stars
- CLASS B Units Plan 3110 and Schedule of Unit Entitlements 2007
- Solar Electricity 5.92kW 16 Solar Panels and Inverter
- Master bedroom with ensuite

1 BED | 1 BATH | 1 CAR

### PRICE:

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### OPEN FOR INSPECTION:

N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.