



SOLD

BIG ON CHARACTER, BRILLIANTLY LOCATED!

This one has angles in all the right places. Split-level living, raked ceilings, exposed beams and feature brick walls give the home warmth, texture and just the right amount of architectural drama, while fresh neutral finishes bring everything beautifully up to date. The huge renovated kitchen is made for creating, chatting and gathering, with an attractive deck just outside for relaxed evenings and lazy brunches. Add front and rear courtyards and you've got character, modern comfort and just enough space for kids, pets or pottering in the sunshine.

Then there's the location. Coffee and groceries are a stone's throw away at Hawker Shops, while breakfast at Rocksalt or dinner at the fantastic Olive comes with the luxury of an easy stroll home. Schools and transport are nearby, Belconnen CBD is within easy reach, and when you need to head beyond Belco, the city and Woden are both an easy run. Hawker has long been one of Belconnen's favourites, and from this address, it's very easy to see why.

Summary of Features:

- Freestanding, Split-Level Townhouse
- North-Facing, Sunken, L-Shape Lounge w. Raked Ceilings & Exposed Beams
- Renovated Kitchen w/ Soft Close Cabinetry, Dishwasher & Electric Cooking
- Split-System Heating/Cooling to Living & Main Bedroom
- Evaporative Cooling Throughout
- Timber-Look Floors to Living, Carpet to Bedrooms
- WIR & Ensuite to Main Bedroom
- Built-Ins to Beds 2 & 3 (New Sliding Doors)
- Updated Main Bathroom (Resealed & RegROUTED)
- Back Windows all Double-Glazed
- Breakfast Deck off Kitchen w/ Electric Awning
- Attractive, Low-Maintenance Front & Rear Courtyards
- Solar Panels + Battery (New Inverter)
- New Solar Hot Water
- Double Garage w/ Auto Doors & Internal Access
- Own Driveway Access
- Small Complex of Only 9 Townhouses

Key Figures (All Approx):
 Built: 1985

3 BED | 2 BATH | 2 CAR

PRICE:
 \$875,000

OPEN FOR INSPECTION:
 N/A



Catherine Halloran
0490045819
catherine@thepropertyagents.com.au
www.thepropertyagents.com.au



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.