

# 11/57 Newman-Morris Circuit, Oxley, ACT, 2903

## Townhouse For Sale

Thursday, 31 October 2024



11/57 Newman-Morris Circuit, Oxley, ACT, 2903

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**

## Make your move to Hilltop Views!

Situated in an elevated position, this split-level townhouse offers so much more, with all the sought after features of a traditional home and added lifestyle benefits of a low maintenance dwelling in a fantastic location. Thoughtfully designed with two generous bedrooms, good sized kitchen and bathroom, open plan living and low maintenance gardens, this is the perfect opportunity for those looking to enter the property market, downsize or invest. A stone's throw away from Oxley Hill and Lake Tuggeranong walking trails, and close to local shops and schools.

### FEATURES

- Split-level townhouse in Hilltop Views
- Lovely views towards the Brindabella Ranges
- Two spacious bedrooms, both with built-in robes
- Open plan living, dining and kitchen area opening to front courtyard
- Good sized kitchen with ample cupboard and bench space
- Main bathroom with separate toilet
- Separate laundry
- Linen cupboard
- Reverse cycle air conditioning unit
- Easy care front and rear courtyard
- Single garage with internal access, roller door and space for storage
- Walking distance to Oxley Hill and Lake Tuggeranong
- Short drive to Erindale shopping centre and South Point Tuggeranong
- Close to Monash Primary School, Trinity Christian School, St Mary Mackillop College, and Erindale College

### STATISTICS (all figures are approximate)

EER: 1.5

Living Area: 92m<sup>2</sup>

Garage: 23m<sup>2</sup>

Construction: 1986

Rates: \$723/quarter

Land Tax: \$1,022/quarter (only applicable if not primary residence)

Strata Levies: \$873 per quarter (admin + sinking fund)

No. Homes in Complex: 18

Rental Range: \$490 - \$520 per week