

54/42 Lhotsky Street, Charnwood, ACT, 2615



Townhouse For Sale

Tuesday, 14 January 2025

54/42 Lhotsky Street, Charnwood, ACT, 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Treston Bamber

0488488956

Single-Level Townhouse in a Quiet, Convenient Location

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

Comfy, cosy, and full of charm, this well-maintained townhouse offers the perfect opportunity for low-maintenance living in a peaceful setting. Nestled in the popular 'The Park' complex, you'll enjoy beautifully kept gardens, picnic spots, kids' play areas, and direct gated access to Charnwood shops and transport.

Across a single, easy-care level, this townhouse comprises two bedrooms with built-in robes-the main with a walk-in robe-a Jack and Jill bathroom with a bath and separate toilet, and a light-filled open-plan living, dining, and kitchen area flowing to the leafy courtyard.

There's plenty of bench space and storage in the good-sized kitchen, featuring a full-length double-door pantry, breakfast bar, gas cooktop, under-bench oven, and space for a dishwasher.

Well-presented, freshly painted and with new carpet in the main bedroom, this home is ready for you to move in and enjoy from day one. Additional features include evaporative cooling, gas heating and hot water, a single lock-up garage with internal access and electric door, and a full laundry room with access to the yard.

The sunny courtyard is sure to delight, with established gardens and trees for shade and privacy and a paved area perfect for entertaining or simply relaxing with a coffee and enjoying the peaceful surroundings.

Everything you need is at your fingertips, with Charnwood shops, cafes, and dining a short stroll away, along with a bus stop connecting you to Belconnen. A selection of schools is close at hand, and with nearby walking/biking paths and easy connection to arterial roads, you're well placed to access all amenities.

Whether you're entering the market for the first time or looking to downsize in a comfortable, easy-care home with no stairs, this conveniently located townhouse is a 'must see.' Call today for an inspection.

Features -

- Single-level townhouse in 'The Park' complex
 - Well-maintained, freshly painted, move-in ready
 - 2 bedrooms with built-ins - main with walk-in robe
 - Jack & Jill bathroom with bath + separate toilet
 - Tiled, open-plan living, dining, & kitchen area
 - Kitchen with gas cooktop + ample storage
 - SLUG, internal entry + laundry + linen closet
 - Ducted evaporative cooling + gas heater in living
 - Sunny courtyard with established gardens, trees
 - Walk to Charnwood shops, cafes, dining, buses
 - Easy access to arterial roads, 15 mins to Belconnen
 - Low-maintenance living in a quiet, convenient locale
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- Rates: approx \$529pq
 - Body corp: approx \$1085pq

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures,

measurements, dimensions, layout, furniture and descriptions.