

19/50 Embling Street, Wanniasa ACT 2903

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-35.3989482, 149.0957342



Whether you are looking to downsize or perhaps wanting to buy your first home then you should look no further than this new offering to the market. Built on one level and situated in a quiet corner and at the end position of this well-maintained development is this immaculate 2-bedroom townhouse. Freshly repainted and re-carpeted throughout there is nothing for the new owner to do other than arrange your finance and book your removalists so that you can move straight in. Offering a functional open plan design with the lounge dining area that opens onto a rear pergola area that looks onto a small, private rear north facing courtyard. There are two bedrooms, both with built in robes. The kitchen and bathroom are in excellent original condition and will allow once again to move in straight away and start enjoying the easy-care lifestyle that this property has to offer. The garage is under the roofline and allows access to the rear courtyard and there is ample visitor parking for when friends come to visit close to the property. Other benefits include: Close proximity to the Erindale shopping centre Single level access into the property Close to major access roads Outgoings: General Rates: \$510 p/tr (approx.) Land Tax: (if rented out) \$631 p/qtr (approx.) Body Corporate Fees: \$436 p/qtr (approx.) Living Area: 91m2 (approx.) Constructed: 1985

Overview

Purpose: Under Offer	Sale price: \$430,000+	Rent price: \$
Auction:	Land area: m2	Living area: 91m2
Bedrooms: 2	Bathrooms: 1	Garage Spaces: 1
Carport Spaces:	Postcode: 2903	

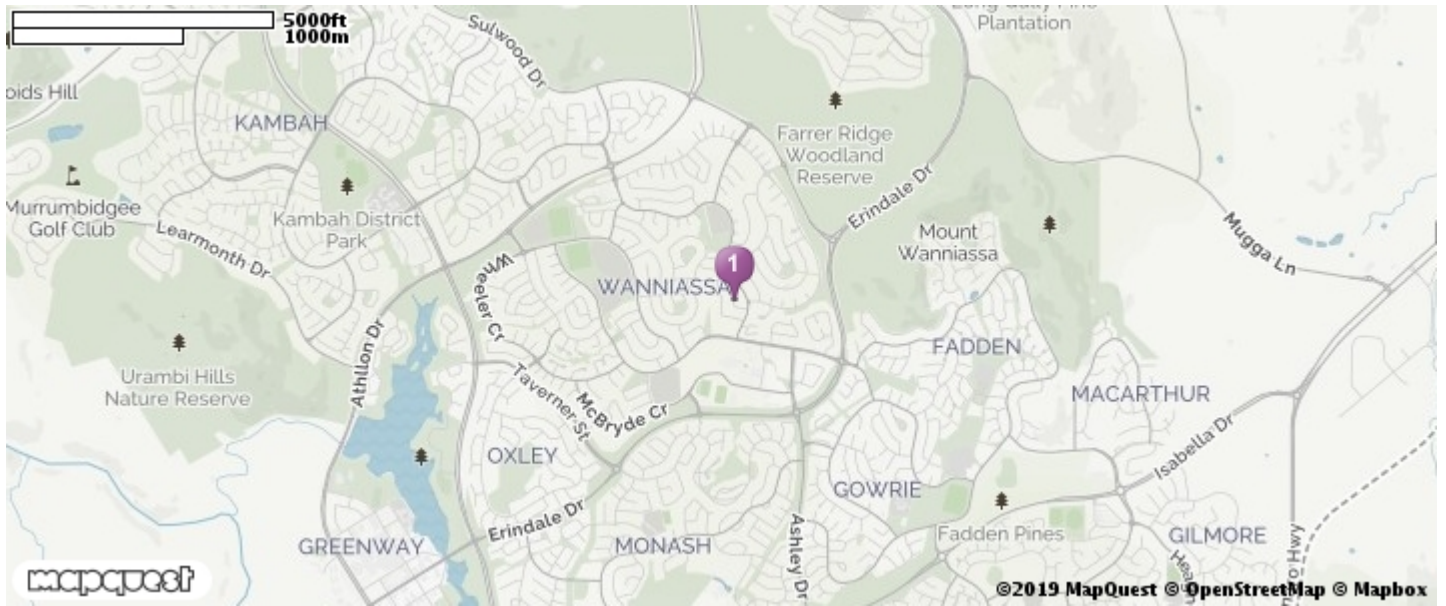
Indoor amenities

- ✓ Split System

Outdoor amenities

- ✓ Garage
- ✓ Outdoor entertaining area

Distances



Agent Details

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Canberra Real Estate - Rise Above

