

# 1/5 Leighton Street, Pearce ACT 2607

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-35.3680579, 149.081924



Set in a semi elevated location amongst other well-maintained properties is this 4 bedroom ensuite family home. Originally occupying the entire block the home now sits on a smaller area given that the owners built a second residence next door and reduced the land size for both when the title was divided into two. Both properties come with their own separate street frontage and individual address. The residence features a spacious formal lounge which offers north easterly views and a dining area that is overlooked from the quality solid timber kitchen. The kitchen features ample bench and cupboard space, gas cooktop and a dishwasher. All 4 bedrooms are of generous proportions and the main features and ensuite bathroom. Downstairs you'll find the office or study and there is a 3rd bathroom. Underneath the home there is plenty of storage space for those unwanted household items. Other features include ducted reverse cycle air conditioning, ducted gas heating and sub-floor heating in both the main bathroom and ensuite. The backyard offers plenty of space for children or pets to be able to run and play in complete safety and it is very private from the trees that run along the yard perimeter. Other benefits include being within 50 meters of Sacred Heart Primary School and of course the other schools that buyers seek out when buying in Pearce such as Marist College, Melrose High School and Torrens Primary School. Whilst this sale is for the main residence, the second property will be offered for sale in early 2020 so if you are looking for a place for extended family or an excellent investment opportunity then please register your interest with the agent. Outgoings: General Rates: \$674 p/qtr (approx.) Land Tax: (if rented out) \$931 p/qtr (approx.) Body Corporate Fees: Living Area: 152m<sup>2</sup> (approx.) Constructed: 1972

## Overview

Purpose: For Sale	Sale price: \$	Rent price: \$
Auction: Saturday 30th November 2019 10:00am On Site	Land area: m <sup>2</sup>	Living area: 140m <sup>2</sup>
Bedrooms: 4	Bathrooms: 3	Garage Spaces: 2
Carpport Spaces:	Postcode: 2607	

## Indoor amenities



Air conditioning

✓ Built-in Robes

✓ Dishwasher

✓ Formal lounge room

✓ Heating

✓ Study

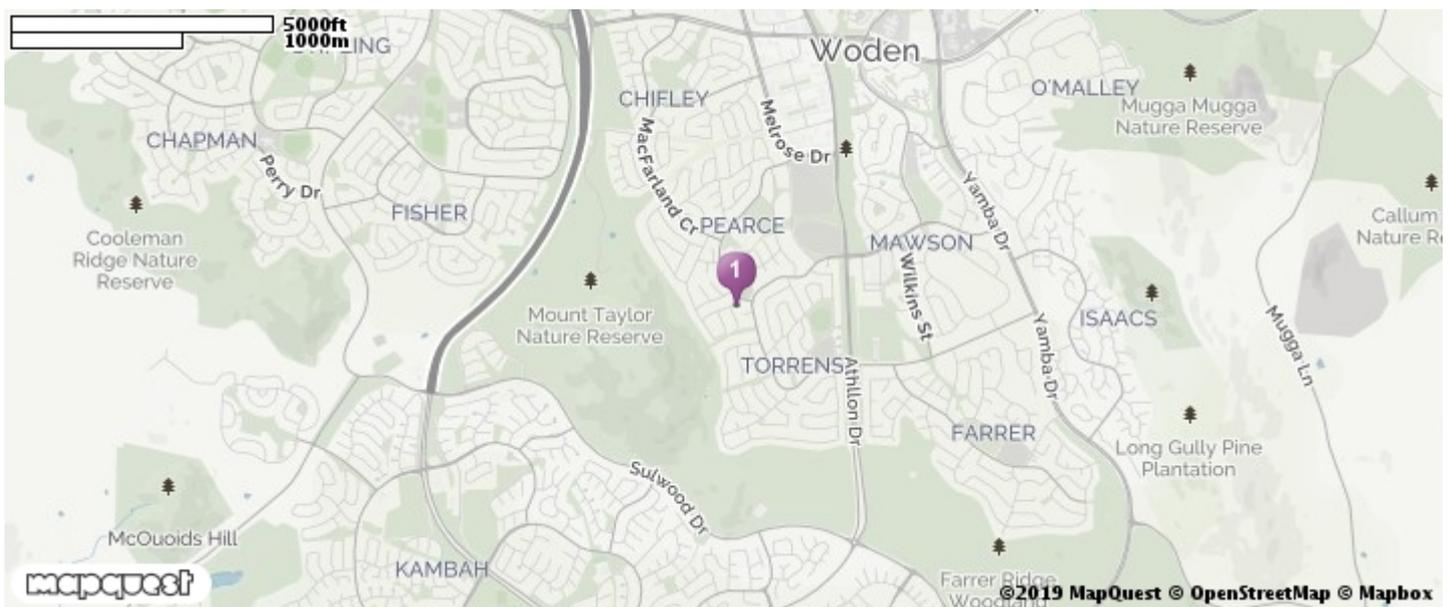
## Outdoor amenities

✓ Balcony

✓ Garage

✓ Views

## Distances



## Agent Details

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Canberra Real Estate - Rise Above

