

**1/1 Garran Place, Garran, ACT 2605**

**maloneys**

**Apartment For Sale**

Friday, 19 April 2024

1/1 Garran Place, Garran, ACT 2605

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Maloney

0262320100

**\$480,000**

Discover the perfect blend of comfort and convenience with this lovely Two bedroom, One bathroom Apartment. Nestled in the serene suburb of Garran. This Apartment presents an ideal opportunity for first-time buyers, downsizers, or savvy investors. This updated and stylish property offers an easy care lifestyle in an excellent location. Both the Garran Shopping Centre and Canberra Hospital are mere minutes away as is Garran Primary School, public transport and Woden Town Centre. Updated kitchen with gas cooking, dishwasher, pull out pantry, double sink and double glazing on southern windows, Carpets in the bedrooms and floating wood floors in the living room plus an attractive bathroom you could wish for no more. Property Highlights:- Two bedrooms with built in robes and carpet - Kitchen with gas cooking, dishwasher, pull out pantry and double sink- Double Glazing on Southern windows- Attractive living room with floating wood flooring - Large private courtyard with storage shed - One car carport with security sensor lights - Reverse cycle heating and cooling- NBN FTTN Property Details:- Living Size: 63m<sup>2</sup>- Balcony Size: 28.42m<sup>2</sup>- Carport: 16.5m<sup>2</sup>- Periodic Tenancy Paying \$540 per week- EER: 4.5- Build year: 1974- Units in complex: 9 Property Outgoings:- Rates: \$754 approx. per quarter- Landtax if payable: \$1,051.08 approx. per quarter - Levies: \$1,732 approx. per quarter- Water Rates: \$186.77 approx. per quarter Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.