

# 1/2 Eldridge Crescent, Garran, ACT 2605

**BLACKSHAW**

## Apartment For Sale

Monday, 30 October 2023

1/2 Eldridge Crescent, Garran, ACT 2605

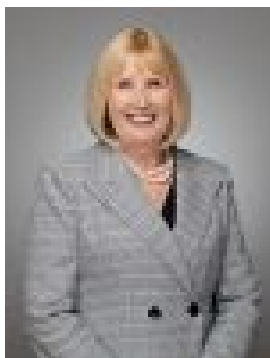
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 108 m2

Type: Apartment



Christine Bassingthwaighte  
0428139969

## \$669,000 NEG

Welcome to 1/2 Eldridge Crescent, Garran, where elegance and convenience meet in perfect harmony. This exquisite two-bedroom, two-bathroom apartment is nestled in a central location, only minutes away from the Canberra Hospital. Boasting a range of exceptional features both inside and out, this residence is the epitome of sophisticated living. As you step inside, you will be captivated by the spaciousness and openness of the large open plan living area. The room is bathed in natural light, creating a warm and inviting atmosphere. The stone kitchen is a chef's dream, equipped with modern appliances and ample storage space. With two generous bedrooms, each with its own ensuite, privacy and comfort are guaranteed. Step out onto the large north-facing balcony and bask in the glorious sunlight as you enjoy your morning coffee or unwind in the evening. The balcony offers a space for alfresco dining or simply of the surrounding landscape. With a single car parking space and ample visitor parking available, convenience is at your fingertips. The well-maintained complex ensures a secure and peaceful ambiance, providing residents with a sense of exclusivity. Now, let's talk about the location. Situated in the heart of Garran, this apartment offers unrivalled access to a multitude of amenities. The proximity to the Canberra Hospital makes this an ideal residence for medical professionals or those seeking easy access to healthcare services. The nearby vibrant town center provides an array of shopping and dining options, ensuring all your needs are met within a stone's throw. Additionally, with excellent public transport links and major arterial roads nearby, commuting in and around Canberra is a breeze.

Central location  
Only minutes from Canberra Hospital  
Large open plan living  
Stone kitchen with modern appliances  
Two bedrooms  
Two ensuites  
Large north facing balcony  
Single car parking space, visitor car parking space  
Well maintained complex  
Body Corp \$977.03 per qtr.  
Sinking fund \$455.32 per qtr.  
Built 2003  
108sqm of living  
Rates \$2,315.46 yearly  
Water \$186.77 per qtr.  
Land Tax \$734.26 qtr.  
Rental \$600.00-\$650.00 per week