

1/3 Avoca Place, Fisher, ACT 2611

Unit For Sale

Tuesday, 23 April 2024

1/3 Avoca Place, Fisher, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Brett Russell
0261030843

\$499,000+

Currently occupied until January 29, 2025, at \$565 per week, this rare gem of a property offers an enviable three-bedroom setup in a sought-after suburb. Positioned for ultimate convenience, this residence is within strolling distance to public transportation, local schools, shopping centres, playgrounds, sports fields, and a burgeoning town centre—a prime choice for discerning buyers. Nestled within the esteemed "Hannan Gardens" complex, this home epitomises a lifestyle of ease and comfort. The layout seamlessly integrates a functional kitchen with a combined living and dining area, perfect for both relaxation and entertaining. Three generously sized bedrooms, including a master with ensuite, cater to comfort and privacy.

Key Features:

- Ground floor convenience
- Master bedroom with ensuite
- Well-appointed main bathroom and separate toilet
- Three spacious bedrooms, two with built-in robes
- Expansive backyard space
- Abundance of natural light through large windows
- Seamless flow through open plan kitchen, dining, and living areas
- Stylishly updated bathroom and ensuite with floor-to-ceiling tiling
- Comfort ensured with reverse cycle split system
- Near new carpeting throughout
- Separate laundry with ample storage
- Designated carport space

Act swiftly, as this property is in high demand. Don't miss out on this golden opportunity—schedule your inspection today!

Key Statistics (Approx)

- Rates - \$658 per quarter
- Land Tax - \$892 per quarter
- Water - \$187 per quarter
- Strata - \$929 per quarter

Disclaimer: While every effort has been made to ensure accuracy in the provided information, Canberra Property Partners holds no responsibility for errors or inaccuracies contained herein. Prospective buyers are encouraged to conduct their own investigations and on-site inspections to confirm that this property meets their specific requirements and circumstances.