

**1/41 David Street, O'Connor, ACT 2602**



**Sold Apartment**

Wednesday, 6 September 2023

1/41 David Street, O'Connor, ACT 2602

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tom Grenfell  
0432383753



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0262497700

**\$420,000**

Charming 2-Bedroom Corner Unit. Owner accepting pre-auction offers. This is an opportunity to enter into the market in the prestigious location of O'Connor. We have the perfect opportunity for you! This apartment is an excellent choice for investors/first home buyers looking to purchase. Situated at the heart of O'Connor, this location attracts professionals and students alike. This corner unit boasts an abundance of natural light and refreshing breezes, making it the perfect retreat from the hustle and bustle of daily life. Enjoy the luxury of distinct kitchen and living areas, offering functionality and comfort for your daily routines and entertaining guests. Both bedrooms are generously sized, with ample natural light. Perfect for relaxation and rejuvenation. While there's a community laundry, you'll have plenty of space to install your own laundry combo unit, providing added convenience and privacy. There is also your own allocated parking space for your convenience. Key Features: Natural Light and Fresh Air Separate Kitchen and Living Space Spacious Bedrooms Adjacent to Shops Great rental return Laundry Convenience Allocated parking space Don't miss out on this fantastic opportunity to live in the heart of O'Connor. Whether you're a live-in owner or an astute investor, this apartment has it all. Essentials: - Indoor Space: 63 sqm - EER: 3 stars - Rental Estimate: \$460 - \$480 p.w. - Strata: \$1,163 per quarter (approx) - Rates: \$207 per quarter (approx) - Land Tax: \$361 per quarter (approx) investors only - Year Built: 1973