

1/47 Comrie Street, Wanniasa, ACT 2903

Sold Unit

Friday, 11 August 2023

1/47 Comrie Street, Wanniasa, ACT 2903

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



Mark McCann

\$407,500

Ultra-modern and effortlessly convenient, this tidy unit is located in the heart of Erindale and within walking distance to a variety of amenities and services. Ideal for a busy professional, couple or even a savvy investor looking for a sound investment, the property provides light filled, open plan living, one bedroom, a sunlight courtyard and a single secure car space with bonus storage cage. The ground floor unit provides secure access to both the property and underground garage that is accessed via remote control, giving you privacy and peace of mind. As you enter the home, you are greeted by a small entranceway which leads through to the open plan kitchen and living area which flows outside to the private courtyard. Tiled flooring boasts a modern, hardwearing surface that is low maintenance and easy to clean. The modern kitchen ensures plenty of storage, good work surfaces and quality appliances including a gas cooktop and dishwasher. There is a reverse cycle unit for year-round comfort and the space is flooded with natural light thanks to the large, floor to ceiling windows that provide access outside to the courtyard that is ideal for entertaining or relaxing with a cuppa. The bedroom is a spacious, with plenty of room for a king-sized bed and storage is provided with the inclusion of a built-in robe. The bathroom is easy accessed by both the bedroom and living space, and provides a shower, toilet and modern vanity. For your convenience there is a separate, European style laundry complete with a sink and plenty of space for a washer and dryer. The home is conveniently located in the heart of Erindale, a busy hub that provides all of the services and amenities you could wish for. Within walking distance, you have access to groceries, medical services, cafes, restaurants, gym, swimming pool, library and a variety of specialty stores. Should you need to travel further, there is a bus stop out the front and it is a quick drive into Tuggeranong, Woden and the City. • Modern, one bedroom unit in heart of Erindale • Tiled, open plan living with reverse-cycle unit • Kitchen has gas cooktop, storage, dishwasher • Modern bathroom plus European style laundry • Private, courtyard with paved entertaining area • Secure, single car garage with storage cage • Walk to all amenities, groceries, medical, bus stop* Rates \$1,848p.a (approx)* Land Tax \$2,334p.a (approx)* Body Corporate \$6,376p.a (approx) The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.