

**10/18 Gould Street, Turner, ACT 2612**



**Unit For Sale**

Thursday, 15 February 2024

10/18 Gould Street, Turner, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Mark Larmer And Aaron Lewis  
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## Auction 07/03/24

This perfectly positioned abode, safely positioned on the 2nd level of this boutique, low rise development is a convenient walk to the Canberra Centre, North Quarter, bus interchange, ANU & much more - perfect for those wanting a central location with everything at their fingertips. In fact its so convenient you might not even need both of the side by side allocated car spaces in the basement with the accompanying double length storage enclosure. This single level apartment has an impressive 100m<sup>2</sup> of open plan living space with bedrooms positioned on opposite sides to give additional privacy and each having their own bathroom right beside. The living spaces open on to a huge balcony that runs the full length of the unit enjoying an elevated direct North aspect into mature street trees that are characteristic of this established suburb. Your next chapter is calling your name & having a home sweet home to call your own is right here, especially with vacant possession and early access available, you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit and the basement carparking. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of the sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

**Features overview:**

- A modern and spacious open plan unit with elevated Northerly outlook into tree-lined street
- Completely single level floorplan
- Large fully covered balcony with glass balustrade which is also directly North facing and has lighting power and tiled flooring
- Ducted reverse cycle air conditioning
- New carpets and fresh paint throughout
- Higher 2.7m ceilings
- Internal access from the basement and foyer direct to the front door
- Two allocated, side by side car spaces, plus an extra-large lockable storage enclosure in basement at the rear of the car spaces
- Vacant & available immediately (no waiting for owners or tenants to relocate)
- Option for early access prior to settlement via an occupation licence
- Flexible settlement dates if you have another property you want, or need, to sell or to give more time to secure financing

Offers prior to auction, above the published guide price and accompanied with a section 17, welcomed

**The Numbers (approx):**

- Living size: 100m<sup>2</sup>
- Balcony size: 23m<sup>2</sup>
- EER (energy efficiency rating): 6 out of 6 stars
- Level: 2 of 3
- Total number of units in development: 20
- Rental potential (unfurnished): \$650/week
- Strata levies: \$7,169 p.a.
- General rates: \$2,696 p.a.
- Water & sewerage rates: \$670 p.a.
- Land tax (investors only): \$3,610 p.a.
- Total balance of admin funds: \$32,809 as of 15/01/2024
- Total balance of sinking funds: \$26,148 as of 15/01/2024
- Age: 19 years (Built 2005)
- Strata Manager: Bright and Duggan – (02) 61563305
- Units Plan: 2817

**More detail:**

- Modern kitchen overlooking the living space includes stone bench top, island bench with 1.5 bowl sink, electric oven, recircling rangehood, under bench dishwasher, provision for microwave and a 4 burner gas cooktop (a rarity in apartments)
- Huge living space with full height windows spanning the entire width of the unit and opening out to the covered terrace which also runs the length of the unit
- Bedrooms 1 and 2 are located on opposite sides of the unit, the main bedroom has an ensuite and the bathroom is right next to the second bathroom to act like an ensuite
- Each bathroom has a custom vanity with lots of storage, stone top and large wall mirror over, toilet, full height tiling
- There is a shower over a bath in the main bathroom and an extra-large shower in the ensuite with twin shower roses
- Both bedrooms have sliding door robes and can accommodate a king sized bed and side tables
- European laundry is next to main bathroom and has a corner tub and storage space
- LED downlights throughout including the bathrooms
- Curtains over all windows for better thermal insulation and privacy
- 160 litre electric hot water system located in entry cupboard where you will find additional storage
- Alarm system
- New video intercom for guests to access the foyer and get to your front door without you leaving the unit

**To Help Buyers:**

- We can refer a solicitor who can review the contract prior to auction, for FREE.
- The same solicitor can provide a free Section 17 if you wish to submit a pre-auction offer.
- Written & verbal buyer price guides updated throughout the campaign.
- Help negotiating amendments to the contract such as settlement dates or exchange deposits.
- Personalised bidding strategy meeting with auctioneer to help confirm your bidding tactics on the day.
- Free valuations to help you establish your current equity in any other properties you own or to help secure your finances