

10/2 Serventy Street, Wright, ACT 2611

Unit For Sale

Tuesday, 14 May 2024



10/2 Serventy Street, Wright, ACT 2611

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Lauren Laing
0423349566

Offers Over \$399,000

Welcome to this delightful top-floor unit, boasting a easterly aspect that floods the space with natural light. Ideal for first-time homeowners or savvy investors, this well-maintained 1-bedroom abode awaits its new occupants. Step inside to discover a cohesive blend of comfort and style. Enhanced with timber floating floorboards in the living area and plush carpeting in the bedroom, this unit offers a cozy retreat after a long day. The bedroom features a convenient walk-through robe leading to a two-way bathroom, providing both privacy and functionality. Plus, enjoy the convenience of a spacious full-sized laundry and linen cupboard, ensuring ample storage space for your everyday needs. Prepare culinary delights in the sleek kitchen, complete with stone benchtops, electric cooking, oven, dishwasher, and ample storage for all your kitchen essentials. Stay comfortable year-round with the split system air conditioning located in the living area, capable of efficiently heating or cooling the entire unit. Step outside onto the expansive covered balcony, spanning the entire length of the unit and offering serene views of the Max Jacobs playground. Perfect for relaxing mornings or alfresco dining with friends and family. This unit also offers the convenience of a single allocated Car space in the basement, along with a lockup storage cage, providing secure storage solutions for your belongings. Located only moments away from bus stops, open playing fields, parks, Molonglo Woolworths, cafes, Stromlo Leisure Centre, and Cooleman Court, this unit offers unparalleled convenience and lifestyle opportunities. Don't miss the opportunity to make this delightful unit your own. Schedule a viewing today and discover the lifestyle awaiting you at this desirable address.

The Perks:

- Timber floating floorboards
- Plush carpet to the bedroom
- Two way bathroom
- Full sized laundry
- Linen cupboard
- Electric cooktop, oven and dishwasher
- Split system located in the lounge room
- Quality blackout and sheer curtains
- Video intercom
- Single carpark and storage cage located in the basement

The Numbers:

- Living: 59m²
- Balcony: 14.4m²
- Total: 73.4m²
- Rates: \$1,624 p.a approx.
- Land tax: \$2112 p.a approx. (investors only)
- Strata fees: \$3704 p.a approx.
- Rental estimate: \$450-\$480 p.w.
- Build year: 2014

Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.