

10/27 Berrigan Crescent, O'Connor, ACT 2602



Apartment For Sale

Monday, 29 January 2024

10/27 Berrigan Crescent, O'Connor, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$520,000+

Discover a harmonious blend of style, functionality and location in this one-bedroom plus study apartment nestled within the boutique "Camerai" development. Boasting a sought-after O'Connor address and positioned on the top floor of this two level building, this east-facing gem ensures an abundance of natural light throughout the day and provides an ideal and convenient living experience. The spacious open-plan living and dining areas have been planned with generous proportions in mind and these spaces seamlessly connect to a large balcony, creating an inviting space for relaxation and entertainment. You will enjoy cooking in the quality kitchen which overlooks the living spaces and includes stone surfaces, a pull-out pantry, Smeg appliances and new 'esatto' dishwasher. The flexibility of a separate study room can't be underestimated, whether it be having a dedicated space to work from home, or alternatively utilising as a guest room (or both). This space lends itself to plenty of possibilities, and is a rare find in this central inner north location. The property offers a host of features including stylish oak hybrid timber floors & brand new sheer curtains which add an extra layer of sophistication to your living experience. Convenience and practicality are also well catered for with reverse cycling heating and cooling, basement car accommodation, large lockable storage room in basement and good storage options within the apartment itself. The location of this property is one of the real highlights, allowing easy access to the inner north and the city with all of the cafes, bars and restaurants that the area has to offer. Whether you choose to walk, cycle or drive, you are only moments away from all of your daily essentials, and the Ipima Street light rail station is positioned only two blocks away from your front door. The property also enjoys close proximity to ANU. This is a quality property which is sure to tick all of the right boxes in your search for a home, just be sure to inspect before it's too late.

Summary of features:

- 1 bedroom + study apartment with a desirable O'Connor address
- Located in the boutique "Camerai" development
- East facing apartment with large (double glazed) windows ensuring an abundance of natural light throughout
- Lifestyle property with easy access to the inner north & city's bars, cafes & eateries
- Convenient access to the light rail (Ipima Street station) and extensive network of walking and bike paths right on your back doorstep
- Located within close proximity to ANU
- 1 bedroom + separate study room (study could be utilised as a guest bedroom)
- 1 bathroom
- 1 car space + large storage room in basement
- Spacious open plan living & dining areas
- Quality kitchen, including stone surfaces, pull out pantry, Smeg appliances & 'esatto' dishwasher.
- Seamless connection from living areas to large balcony
- Generous bedroom size, with built in robes
- Well appointed bathroom
- European style laundry
- Linen cupboard with shelving to hallway
- Split system reverse cycle heating & cooling
- Brand new sheer curtains to living areas and bedroom
- Blockout blinds to all windows
- Freshly painted interior
- New stylish oak timber hybrid floors to living areas and bedroom
- The development includes a common garden and sitting area for residents, which connects to the footpath network and reserve directly behind
- Vacant now & ready to occupy immediately