

10/78 Hodgson Crescent, Pearce, ACT 2607

LUTON

Apartment For Sale

Thursday, 11 January 2024

10/78 Hodgson Crescent, Pearce, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

\$380,000+

This apartment is perfectly positioned in Pearce, ensuring you're just metres away from the vibrant Pearce Shops, where you can find a range of local amenities including cafes, restaurants, a grocery stores, and more. Additionally, you'll have easy access to public transportation, major roads, and nearby schools, making commuting and daily errands a breeze. The complex is surrounded by greenery creating a peaceful position in Pearce. With two bedrooms, one bathroom and an open-plan living area, this apartment is low maintenance and presents a great opportunity to enter the market as your first home or use as an investment. The apartment includes a reverse cycle split system, laundry located in the bathroom, electric appliances and an undercover car space on ground level. Whether you are looking to buy your first home or secure a sound investment, this apartment certainly ticks the boxes. Features:- Open-plan living area leading out to balcony with views to the adjoining parkland - Reverse cycle split system- Video intercom system- An undercover car space- Close to Pearce shops- Complex surrounded by greenery- Rental appraisal of \$450 to \$470 per week EER: 4.5 Living Size: 69m² plus 3m² balcony (approx.) Rates: \$2,138 p.a (approx.) Body Corporate Fees: \$3,544 p.a (approx.)