

106/68 Hardwick Crescent, Holt, ACT 2615



Apartment For Sale

Thursday, 14 March 2024

106/68 Hardwick Crescent, Holt, ACT 2615

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 90 m2

Type: Apartment



Sam Buchanan

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Offers over \$450,000

This apartment is perfect for those wanting a home in close proximity to everything Kippax has to offer with a range of shopping and dining options right at the doorstep. This beautiful two-bedroom unit is set to appeal to a range of savvy house hunters. Enjoy all this convenience and a 'lock up and leave' lifestyle for you or your tenant with the added bonus of a selection of beautiful parks, playing fields and nature reserves scattered throughout the surrounding areas, with main public transport routes just a just a short walk away. Figures (approx):- Living area: 74sqm- Balcony area: 16sqm- Rates: \$1,548pa- Land Tax (if rented): \$1,850pa- Strata (admin + sinking): \$5,767pa- Year of construction: 2006- Settlement: Vacant possession available for live in buyers with a 60 day settlement- Occupancy: Tenanted \$500pw, tenants happy to stay for investor buyer Features:- 2 side by side designated car spaces- 2 bedrooms, both with built in robes- Ensuite to main bedroom- Extra bench space and storage to kitchen compared to other units- Spacious main bathroom- European style laundry with dryer- Reverse cycle split system- Large balcony- Communal seated areas through complex- Storage cage- Video intercom- Lift access Location (according to Google Maps):- Next door to child care centre- Restaurants in surrounding buildings- 120m to Kippax shops - Woolworths, Aldi etc- 150m to Club Lime- 300m to bus stops- 700m to Raiders Club