

11/29 Moorhouse Street, O'Connor, ACT 2602



Unit For Sale

Friday, 1 March 2024

11/29 Moorhouse Street, O'Connor, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Matt Sebbens
0402064504



Naomi Sachs
0261473396

Auction

Welcome to a sanctuary nestled in the heart of Canberra's vibrant inner-north! This exquisite single-level 1-bedroom townhouse is not just a home; it's a lifestyle upgrade awaiting the discerning buyer. The spacious floor plan has been designed to ensure the open plan living spaces bask in the natural light flooding through the expansive, floor-to-ceiling windows. Stepping out your front door and into your own private oasis, the property boasts a picturesque courtyard and garden, a haven for relaxation and rejuvenation. Convenience is at your doorstep with a mere stroll to the fabulous O'Connor shops. Indulge in the diverse array of cafes, restaurants, and amenities, ensuring that everything you desire is within arm's reach. Students will relish the convenience of this location with ANU a walk or short bike ride away and also close to UC. Only a short ride, drive or bus ride to the city, it's perfect for workers or those after a simpler or active lifestyle. Those with a passion for the outdoors can escape into nature with nearby reserves, bushlands, and green spaces such as Black Mountain and O'Connor Ridge. The property and location offer an enviable opportunity for investors, first home buyers, and downsizers. This is a highly sought after area to live, and investors will always have demand from high quality tenants. Don't miss out and contact Matt or Naomi today!

Key features:- Single level floor plan- Lock up garage with internal access- Spacious open plan living- Stone benchtops- Gas cooking- Wood floors to the living area- New carpet in the bedroom- Freshly painted throughout- Sun-filled front courtyard- Direct access from the street (Tate St)- Perfect proximity to both ANU and UC- Short stroll to the vibrant O'Connor shopping precinct- Close to the CBD and Braddon

Living Size: 60m² approx. **Rates:** \$638 per quarter approx. **Land Tax (if rented):** \$858 per quarter approx. **Body Corporate:** \$742 per quarter