

# 11/78 Hodgson Crescent, Pearce, ACT 2607

LUTON

## Sold Apartment

Monday, 14 August 2023

11/78 Hodgson Crescent, Pearce, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 69 m2

Type: Apartment



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

**\$389,000**

This apartment is perfectly positioned in Pearce, ensuring you're just moments away from the vibrant Pearce Shops, where you can find a range of local amenities including cafes, restaurants, 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. Located on the top floor of the complex with views from the balcony to Mount Taylor, 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 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 boxes and has a rental income of \$410 per week. Features: - Top floor apartment- Views to Mount Taylor- Open-plan living area leading out to balcony- Reverse cycle split system- Video intercom system- An undercover car space- Close to Pearce shops- Complex surrounded by greenery- Periodic Tenancy at \$410 per week. EER: 6. Living Size: 69m<sup>2</sup> plus 3m<sup>2</sup> balcony (approx.) Rates: \$2,088 p.a (approx.) Land tax: \$2,675 p.a (approx.) Body Corporate Fees: \$3,546 p.a (approx.)