

13/40 Moore Street, Turner, ACT 2612

ENVOGUE

Apartment For Sale

Sunday, 10 March 2024

13/40 Moore Street, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Kerin

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\$495,000 +

New to the sales market is this beautifully presented first floor 1 bedroom 1 bathroom apartment located in the sought after BIARITZ development in Turner. This is inner City living at it's finest and a perfect entry level property for the first home buyer. An immediate impression of style as soon as you enter with a well appointed modern kitchen with mirrored splashback and stainless steel appliances plus dishwasher. Ample cupboard space and tiled flooring. A spacious open plan living and dining area with reverse cycle heating and cooling that opens to the covered balcony area with a great outlook. The master bedroom is very generous in size and has mirrored built in robes and opens to the covered balcony area as well. Two way bathroom with shower over the bath and floor to ceiling tiles. Separate laundry with clothes dryer. Basement allocated car space plus storage and 7 visitor spaces as well complete this wonderful apartment. Nothing to do but move in and enjoy all that it has to offer. The location speaks for itself within walking distance to the City and Braddon precinct. Haig Park and light rail nearby. Offering an exceptional lifestyle with generous spaces your forever home awaits and the search is now over. This property has always been a long term investment for the current owner and has never been vacant for more than a week over 19 years. Other key features include :- Intercom access- Reverse cycle heating and cooling- First floor location- Small boutique development- 32 units on units plan- Built 2003- Internal size = 63m²- Balcony = 6m²- WNW facing- EER 6- Body Corporate = \$1,134.00 per quarter approx- Rates = \$565.00 per quarter approx- Rental estimate = \$500 - \$525 per week. Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.