

13/86 Derrima Road, Crestwood, NSW 2620

FUSE PROPERTY

Sold Apartment

Saturday, 15 June 2024

13/86 Derrima Road, Crestwood, NSW 2620

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment



Ante Vatauk

0419695569

\$309,900

Welcome to this exceptional two-bedroom apartment on offer. A haven of natural light with views towards Canberra's skyline from the balcony. This property offers a spacious internal living area that stands out from other market options today. Previously owner-occupied, this apartment is now ready for its next chapter. You can either move in immediately or capitalize on the opportunity to improve and future-proof the property. The convenience of a lift ensures easy access within the building. Let us start the conversation! This property is destined to sell quickly, and sell it will to any discerning buyers: First-time buyers: It is crucial you review this property. Investors: A solid performer with net return yields that are sure to prompt interest. Future-proofing buyers: Those looking to update will love the potential on offer, with great prospects for future appeal and aesthetic enhancements. Key Features: Second-level living: Enjoy peaceful views and elevated living. Two bedrooms with built-in wardrobes: Ample storage and comfort. Living area with balcony: Perfect for relaxation with serene views. Split system heating and cooling: Comfort in all seasons. Covered single-car space: Conveniently close to entryways. Spacious laundry room: Additional storage opportunities. Secure complex: NBN FTTP connection, updated security with intercom access, and external security cameras in communal areas. Mobility-friendly: Suitable for those with accessibility needs. Prime location: Easy access from Henderson Rd (best entry point) and Derrima Rd, close to Queanbeyan's vibrant CBD and Canberra. Who would have thought: The inclusion of a hallway? a feature rarely seen in apartments, provides depth and privacy, separating the bedrooms and bathroom from the main living and kitchen/dining areas. Perched in the heart of Crestwood, standing tall and proud, Kowen Towers is here to stay. With Queanbeyan's vibrant CBD and Canberra just a skip and jump away, you'll enjoy easy access to major amenities, parks, and recreational facilities. Property particulars (approx): Home: 64m² Balcony: 4m² Covered parking: 13m² Total Area: 81m² Year Built: 1976 Number of homes in complex: 50 (a good mix of owner-occupied units) Financial Details: Rates: Approximately \$2,212.00 per annum Strata fees: Approximately \$860.00 per quarter (As is) Suggested weekly rent for investors: \$380.00 - \$400.00 per week (Renovated) Suggested weekly rent for investors: \$440.00 - \$460.00 per week Vacant possession: Ready for immediate occupancy Do not miss this opportunity to elevate your lifestyle in Kowen Towers, Crestwood! Arrange your inspection today and experience the versatility and potential this property offers.