

135/77 Northbourne Avenue, Turner, ACT 2612



Sold Unit

Thursday, 21 September 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



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\$690,000

This single level apartment offers a stunning outlook over the internal podium of the development. Both bedrooms as well as the living areas have direct North facing windows to bath this abode in sunshine all year round. The open living space separates each bedroom and bathroom to allow for more privacy and the covered balcony is a wonderful space to soak up the sun. Conveniently located in 'The Avenue' development, the building includes 2 outdoor pools & barbecue facilities in the picturesque landscaped internal courtyard. Bordering the City and Braddon you will be within a short walk to the Canberra Centre, North Quarter, bus interchange, ANU & much more - perfect for those wanting a central location and everything at their fingertips. Make sure to watch our detailed, walk-through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit inside and out including as tour of the carpark, storage and podium. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you. What buyers will love the most: Completely single level with no steps to navigate A modern and very spacious open plan unit Quiet and private position and height in the building (does not overlook any roads) Light & airy all day long thanks to its direct North aspect Brand new carpets through all living areas and bedrooms 2 allocated side by side car spaces, plus a lockable storage enclosure in restricted entry basement Vacant possession on offer Flexible settlement dates if you have another property you want, or need, to sell or to give more time to secure financing Building is located directly across from the City so an easy walk to work, retail, dining and recreational options

The Numbers (approx.): Living Size: 84m² Balcony 15m² EER (energy efficiency rating): 6 out of 6 stars Level: 7 of 8 239 units in total at 'The Avenue' development Rental potential (unfurnished): \$730/week Strata levies: \$6,561 p.a. General rates: \$1,653 p.a. Water & sewerage rates: \$670 p.a. Land tax (investors only): \$1,966 p.a. Balance of admin fund: \$59,642 as of 31/08/2023 Balance of sinking fund: \$1,083,561 as of 31/08/2023 Age: 18 years (Built 2005) Developer: Amalgamated Property Group Builder: Hindmarsh Strata Manager - Grady Strata, 6251 1214 Units Plan: 2873

Apartment features: Modern kitchen with stone bench tops, lots of cupboards/storage, electric 4 burner cook top with recirculating rangehood over, electric oven, under bench dishwasher, 1.5 bowl sink Large main bedroom that can easily fit a king size bed and other furniture, 3-door mirrored, sliding, built in robe, ceiling fan, quality curtains on North facing window Ensuite with modern fittings, neutral colours & full height tiling, corner shower (recently re-tiled and waterproofed), floating custom vanity and toilet Large second bedroom that can easily fit a queen size bed, 2-door mirrored, sliding, built in robe, quality curtains on North facing window Main bathroom is positioned right next to bedroom 2 and offers corner shower, floating custom vanity, toilet and full height tiling Space saver laundry is located behind bi-fold doors next to the main bathroom with dryer included Study nook separate from the main living space with built in desk, power and internet connection Large open plan living space with full length North facing windows and swinging door access to the balcony Balcony is tiled and mostly covered and also has external lighting and a perfect North aspect Reverse cycle heating & cooling units in both the living area and main bedroom 'The Avenue' development includes: On site building manager 22 basement visitor parks on ground level behind restricted entry, remote operated gates Security intercom for guests 2 outdoor pools & BBQ facilities in the internal podium Numerous security cameras throughout development Lift access from basement and ground direct to your level (no stairs to negotiate) Rubbish chute Centralised gas hot water system Solar system to reduce building running costs NBN connected - Fibre to the building (VDSL) Pets welcome (subject to strata notification & approval) To Help Buyers: Published guide price that your offer must exceed All offers are confidential and not disclosed to other buyers No time limit on offers being presented to the owners so a quick offer and acceptance can be facilitated We can refer a solicitor who can review the contract for FREE The same solicitor can provide a free Section 17 if you wish to submit an unconditional offer Help negotiating amendments to the contract such as settlement dates or exchange deposits Free valuations on other properties you may have to help you establish your current equity or to help secure your finances