

**14/2 McClure Street, Evatt, ACT 2617**

**Sold Apartment**

Friday, 25 August 2023



14/2 McClure Street, Evatt, ACT 2617

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Contact agent

Ideally located adjacent to the Evatt shops and only a short drive to Belconnen Town Centre and the City, this spacious and light-filled apartment is ready for new owners. With neutral finishes throughout, a spacious balcony and within a secure complex, this home offers the perfect opportunity for the first home buyer, downsizer, or investor.

**FEATURES**

- Top floor apartment in a secure, boutique complex
- Solid double brick construction
- Generous open plan living and dining area
- Great sized kitchen with ample cupboard and bench space
- Huge bedroom with built-in wardrobes and direct access to balcony
- Separate study with built-in storage
- Large, combined bathroom and laundry
- Reverse cycle air conditioning unit
- Single secure underground car space + storage
- Spacious balcony

- Positioned adjacent to Evatt shops and renowned Herbert's café

- Walking distance to Evatt Primary School and Evatt Preschool

- Bus stop adjacent to complex on Clancy Street

- Short drive to Belconnen Town Centre and the City

- Close to Miles Franklin Primary School, St. Monica's Primary School and University of Canberra

**WHAT THE SELLERS LOVE ABOUT THE HOME**

1. Quiet yet convenient location within close proximity to shops and public transport
2. Solid, well-built, well-managed complex
3. Cycle/walking paths to the University of Canberra and Belconnen Town Centre

**STATISTICS (all figures are approximate)**

EER: 6 Home Size: 65m<sup>2</sup> Balcony: 10m<sup>2</sup> Rates: \$430 per quarter Strata Fees: \$1011.42 (including sinking fund) per quarter Construction: 2007 Land Tax: \$541 per quarter (only applicable if not primary residence) Rental Range: \$400 - \$420 per week