

# 14/3 Towns Crescent, Turner, ACT 2612



## Sold Unit

Monday, 28 August 2023

14/3 Towns Crescent, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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**\$521,350**

This attractive, light filled, super-low maintenance, one bedroom apartment in 'Vue East' is a not-to-be missed opportunity. Located in the sought after leafy suburb of Turner and situated on the corner and top floor of this 3-level, boutique development with a direct North aspect, this modern apartment is an incredibly well-thought out space. The bright open-plan living area opens from the modern kitchen offering stainless-steel Bosch appliances and stone bench top. The bedroom has a wall of mirrored sliding door robes and is large enough for a Queen bed comfortably. The bathroom has full height tiling, a large shower recess, vanity with mirror over and toilet. The laundry is in a separate room at the front entry and includes a dryer and tub and space for a washing machine, you will also find double sliding door store cupboards at the entry. With a high level of inclusions, coupled with a large, North facing covered entertaining area, this apartment is a lovely space to enjoy all year round. Minutes away from the light rail and within walking distance to ANU, Braddon's lively hospitality scene and even Canberra Civic Centre - yet, positioned on a quiet, tree-lined street - the location is truly ideal for the busy City-goer who needs to be close to the hustle and bustle, without the noise. Whether it's a down-sizer's dream, a City socialite's residence, a week day crash pad, or an investment opportunity to give future capital gain and solid rental income - one thing is for sure - this apartment offers tremendous potential for all and best of all its available immediately. 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 portals noting your full name and mobile number and it will be automatically sent to you.

**Features Overview**  
Modern, direct North facing aspect  
Single level floorplan  
Top floor location - no neighbour overhead  
Corner unit with windows on 2 sides allowing in more light  
Fresh paint throughout and new carpets  
Secure basement parking and lockable storage enclosure  
Lift access from basement and ground level to level 3 so no stairs to navigate  
Vacant & available immediately (no waiting for owners or tenants to relocate)  
Option for early access prior to settlement via an occupation agreement  
Flexible settlement dates if you have another property you want, or need, to sell or to give more time to secure financing  
Offers are presented to owners as they come in, no campaign timeframe to wait for  
More detail  
Large bedroom fit for a queen size bed with a mirrored, two door, sliding robe and window with dual roller blinds  
Spacious and open-plan living and dining area with sliding door access to covered balcony which has elevated outlook to the North  
Wall mounted reverse cycle wall unit in main living area (heating and cooling)  
Kitchen has stone benchtops, Bosch appliances including four burner electric cooktop, stainless steel electric oven and under bench dishwasher as well as an externally ducted stainless steel rangehood and a 1 ½ bowl sink, also a large fridge cavity and ample cupboards  
Main bathroom features two heat lamps, floor to ceiling tiling, a vanity with storage under and a frameless mirror over, toilet & an extra-large shower  
Laundry at entry includes a wall-hung dryer, sink, instantaneous electric hot water system and room for a washing machine all tucked behind concertina doors  
Opposite the laundry space is a 2-door linen cupboard with shelving  
Halogen downlighting throughout

**The Development**  
Located in the 'Vue East' building of the 'Vue Precinct'  
Three level complex of just 30 apartments completed in 2012  
Allocated basement parking space and lockable storage enclosure  
Lift access from basement and ground right to top floor  
Attractively landscaped grounds including an internal courtyard for use of all residents  
Voice intercom access for guests

**The numbers:**  
Living area: 61m<sup>2</sup>  
Size of covered balcony: 8m<sup>2</sup>  
Level in building: 3 of 3  
Age of unit: 11 years. (built 2012)  
General Rates: \$1,335 p.a.  
Water & sewerage rates: \$740 p.a.  
Land Tax (investors only): \$1,535 p.a.  
Strata levies: \$4,422 p.a.  
Rental estimate (unfurnished): Up to \$500/week  
Energy efficiency rating (EER): 6 out of 6 stars  
Name of development: Vue East  
Number of units in development: 30  
Builder/developer: M Homes  
Strata manager: Bright and Duggan - phone (02) 61563305  
Units plan number: 3768  
Balance of administration fund as of 15 August 2023: \$220,125  
Balance of sinking fund as of 15 August 2023: \$34,407

To help buyers, we offer the following:  
Written buyer price guide, which your offer must exceed  
Confidential offer process meaning one buyers' offer will not be disclosed to any other buyers  
A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the portals)  
We refer a solicitor who can review the contract for FREE  
Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period and submit an unconditional offer  
Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval  
5% deposit on exchange pre-approved