

**15/8 Berrigan Street, O'Connor, ACT 2602**



**Townhouse For Sale**

Thursday, 12 October 2023

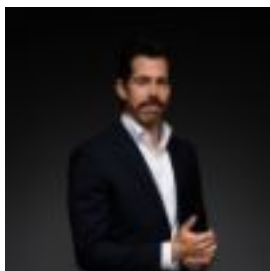
15/8 Berrigan Street, O'Connor, ACT 2602

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Matt Shipard  
0408218179

## By Negotiation

What you see: Townhouse living the way it should be. Built to ensure that the luxuries and functionality of a well sized home are the key focus. What we see: Downsize the maintenance not the lifestyle. See more: Luxury townhouse located within the Juno development Positioned on the corner with only one adjoining neighbour 2 separate living areas Designer kitchen featuring 20mm stone waterfall benchtops and ample storage Segregated ground-floor master bedroom includes BIR and ensuite Additional three bedrooms include BIR's Bathrooms featuring floor to ceiling tiles, premium tapware and wall mounted vanities Spacious wrap around courtyard Double glazed windows and sliding doors throughout Reverse cycle heating and cooling Double lockup basement with additional space for storage Ample storage throughout Designed by award winning DNA Architects Within 4 minutes' walk to light rail Within 10 minutes' walk to Lyneham Shops Within 5 minutes' drive to ANU Within 5 minutes' drive to the City Living: 152m<sup>2</sup> Basement: 49m<sup>2</sup> Courtyard: 69m<sup>2</sup> Built: 2023 EER: 6.4 Rates: \$2,760 p.a Land tax: \$3,729 p.a Body corporate fees: \$3,657 p.a Rental Appraisal: \$850 - \$900 pw Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.