

17/10 Hopegood Place, Garran, ACT 2605

Apartment For Sale

Friday, 26 January 2024

17/10 Hopegood Place, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 125 m2

Type: Apartment



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Auction

An incredible opportunity to secure a stunning top floor apartment in the heart of Garran. This large, three-bedroom residence is perfect for first home buyers, downsizers, or astute investors. Fresh, contemporary, and featuring a bright northerly aspect (from the rear), it captures the essence of urban style with large proportions, good-quality finishes, and an ultra-convenient location. All of Woden's amenities are within easy reach, including being moments away from The Canberra Hospital, local cafes, shops, schools, and the town centre. Note: This property is currently tenanted at \$670/week with lease expiring 17/05/24. FEATURES • Top floor apartment in leafy a complex • Three spacious bedrooms • Main bedroom with walk-through robe and ensuite • Second bedroom with built-in robes • Large kitchen with stainless steel appliances and ample storage • Open plan living and dining area with tiled floors • North facing balcony with views overlooking parkland • Large main bathroom with spa bath • European laundry (dryer included) • Plenty of internal storage • Ducted gas heating and evaporative cooling throughout • New light fittings, power points and light switches throughout • Updated tap fittings in bathroom and kitchen • Updated window furnishings throughout • Secure building with intercom access • Secure double garage with remote controlled door • Walking distance to Garran Primary School, The Canberra Hospital, Garran Medical Centre and Garran shops • Close to Westfield Woden and major arterial roads to the city • Easy access to public transport STATISTICS (all figures are approximate) EER: 6.0 Home Size: 124m² Balcony: 11m² Garage: 37m² Construction: c2000 Rates: \$637 per quarter Land Tax: \$817 per quarter (only applicable if not primary residence) Strata Levies: \$1,422 per quarter (admin + sinking fund) Rental Range: \$700 - \$720 per week