

17/7 Eldridge Crescent, Garran, ACT 2605

maloneys

Apartment For Sale

Thursday, 13 June 2024

17/7 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Moira Maloney

0407715244

\$740,000

Situated in the gorgeous 'Eden' complex, this stunning apartment is ideally located in a highly sought-after inner location in the heart of Woden. Close to the Canberra Hospital, sporting facilities, and offering easy access to Westfield, this property is an unmissable opportunity for the astute buyer. With natural light streaming throughout, the apartment incorporates three large bedrooms with stylish open-plan living areas that flow seamlessly to a spacious north-westerly balcony, offering picturesque views of the trees and gardens below. The master bedroom features a bay window, walk-through robe, and a large ensuite. It is segregated from the other bedrooms by the living area for added privacy. Bedrooms two and three are well-proportioned and enjoy garden views. The modern kitchen is equipped with quality SMEG stainless steel appliances, ample bench space, a large pantry, and a generous fridge cavity, making it an entertainer's delight. The family bathroom features an enclosed laundry, linen press, and a spa bath. The apartment has been freshly painted and boasts new carpet throughout. A rare find in apartment complexes, the double lock-up garage provides ample storage for cars and extra items. The property also features ducted gas heating and a split system air conditioning system for year-round comfort. Additional amenities include, a security door with intercom, and a dryer included in the enclosed laundry. This home is sure to impress. Don't miss out on this fantastic opportunity! Call today for a viewing.

Features at a Glance: Full of natural light, 3 bedroom ensuite apartment, Large open-plan living, Spacious north-westerly balcony overlooking gardens, Master with walk-through robes, Quality SMEG stainless steel appliances including dishwasher, Ducted gas heating, Split system air conditioning, Enclosed laundry including dryer, Functional family bathroom with spa bath, Stylish modern living, 2 car garage with remote access, Security door with intercom, Freshly painted with new carpet.

Experience stylish modern living in the heart of Woden. Contact us today to arrange a viewing!

Property Details: Apartment size: 124m² Balcony 10m Garage 33m² No. in complex: 39 EER6 Year Built: 2002

Outgoings: General Rates quarterly - \$610.00 per quarter Land Tax quarterly - \$330.00 (if payable) Water Rates annually - \$186.77 per quarter Body Corporate Fees: \$1,176.12 per quarter Current rental appraisal - \$720.00 per week

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.