

19/52 Bluebell Street, O'Connor, ACT 2602

ENVOGUE

Apartment For Sale

Tuesday, 30 April 2024

19/52 Bluebell Street, O'Connor, ACT 2602

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Paul Kerin

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\$645,000 +

Fresh to the sales market is this very well presented top floor 2 bedroom 2 bathroom apartment located in the sought after "City Edge" development in O'Connor. If you have been searching for a trendy inner City property with everything required at your doorstep then look no further. A first home buyers delight awaits. An immediate impression of style as soon as you enter with a floorplan in place that has been designed to anticipate your every need. A spacious open plan living and dining area which opens to the large private balcony area. Reverse cycle heating and cooling to living area. A superbly appointed kitchen with stainless steel appliances and dishwasher. Stone benchtops with ample cupboard space and pantry. Tiled flooring and splashback. A wonderful space to cook and create. The main bathroom is directly opposite with a large shower area. Segregated master bedroom with ceiling fans plus built in robes and private ensuite which has the shower located over the bathtub which is an added bonus. The second bedroom is located off the main bathroom and has ceiling fans plus built in robes and is a great size. European laundry with dryer. An allocated car space to basement and private storage completes this fine apartment. Offering an exceptional lifestyle with generous spaces you will be the envy of your friends and family once you have secured this stunning property. The location speaks for itself with everything you require located at O'Connor shops. Close proximity to City Centre and public transport nearby. Walking distance to ANU and 5 minutes to Braddon and Dickson restaurants and cafes. Some of the other features include :- Reverse cycle heating and cooling- Electric cooking- Sun filled living area- North facing balcony- Great storage throughout- Private top floor apartment- NBN installed- Internal area = 80m²- Balcony = 10m²- Built 2001- Off street visitor parking- EER 6.0- Body Corporate = \$1,519.00 per quarter (includes sinking fund)- Rates = \$520.00 per quarter- Land tax = \$647.00 per quarter (Investor Only)- Rental Estimate = \$575.00 per week

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.