

**2/2 Adair Street, Scullin, ACT 2614**



**Apartment For Sale**

Friday, 14 June 2024

2/2 Adair Street, Scullin, ACT 2614

**Bedrooms: 2**

**Bathrooms: 2**

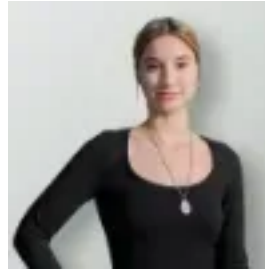
**Parkings: 1**

**Area: 67 m2**

**Type: Apartment**



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## By Negotiation

Positioned on the ground floor of a boutique complex of only 10 apartments, this rare offering is perfectly located in the heart of ever-popular Scullin, metres from the local shops and with enviable access to surrounding parks, nature reserves and thriving Belconnen Town centre just minutes away. Large open living and dining connects seamlessly to an expansive private courtyard, perfect for alfresco entertaining and relaxing, as well as an all-electric kitchen including stone benchtops, tiled splashback, dishwasher and good storage throughout. The main bedroom enjoys both a built in robe and ensuite, whilst the second large bedroom, also with built-in robes make use of the main bathroom with an oversized shower, floor to ceiling tiling, and good sized vanity with extra storage. An internal laundry and secure car space round out this quality offering, sure to appeal to homeowners, downsizers and investors alike.\* Ground floor with 2 bedrooms, 2 bathrooms and single secure car space in boutique complex of only 10 apartments\* Open plan living and dining connecting to expansive 42sqm private courtyard area\* Kitchen with stone benchtops, tiled splashback, dishwasher and plenty of storage\* Main bathroom with oversized shower, floor to ceiling tiles and good sized vanity\* Secure carpark with remote access\* Conveniently located a short stroll to the local Scullin shops and enviable access to surrounding parks, nature reserves and thriving Belconnen Town centre just minutes away House Size: 67sqm EER: 5.5 Strata: \$1256pq (approx.) Rates: \$2,254pa (approx.) Land Tax: \$2,779pa (approx. if rented out) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.