

2/2 Eldridge Crescent, Garran, ACT 2605

Apartment For Sale

Friday, 26 January 2024

2/2 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 124 m2

Type: Apartment



Brett Hayman
0411414624



Martin Faux
0421593602

Auction

Nestled in the highly sought-after suburb of Garran, this impeccably designed single-level 3-bedroom apartment is a true gem. Situated on the ground floor for effortless accessibility, with just a half-flight of stairs upon entry, this residence boasts a bright and expansive open-plan living space adorned with signature curved walls. Step out onto the generously sized, full-length balcony, basking in natural light and offering a perfect spot for relaxation. Within walking distance to Canberra Hospital, Garran Primary, and Garran shops, this property is an opportunity not to be overlooked. The well-appointed kitchen is equipped with top-of-the-line stainless-steel appliances, providing both functionality and style. Ample storage and counter space complement the kitchen, seamlessly blending with the adjacent dining and open-plan living area. Transitioning from the living space, two large glass sliding doors open up to a sun-drenched courtyard, creating a harmonious connection between indoor and outdoor living spaces. Accommodation is three generously sized rooms with the master suite including a spacious walk-in robe, ensuite bathroom and is perfectly segregated from the other two bedrooms creating privacy and space. Underneath the apartment you have your own lock-up double garage with added storage space inside. This outstanding apartment is located within easy walking distance to Canberra Hospital, Garran Primary School and Garran Shopping Centre as well as an array of public transport at your doorstep. If you are looking for a solid investment, a lock-up and leave lifestyle or downsizing from the family home, be sure to inspect this fantastic apartment - You will be impressed!

Features:- 3 generous sized bedrooms- Walk in robe and ensuite to master bedroom- Built in robe to bedroom 2- Established gardens and grounds- Intercom access to building- Curved, feature ceilings in living area and kitchen- Functional kitchen with abundance of storage- Dishwasher- Main bathroom with spa bath and European laundry- Zoned in-slab heating throughout the home- Reverse cycle a/c to the living room- Double garage with remote

Rates: \$2,418 pa (approx) Land tax: \$3,067 pa (approx) Body Corp: \$5,712 pa Living: 124sqm EER: 5.5