

2/5 Gould Street, Turner, ACT 2612



Apartment For Sale

Friday, 26 January 2024

2/5 Gould Street, Turner, ACT 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 86 m2

Type: Apartment



Lisa Harper

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Auction 15/02/2024

Introducing the ultimate inner city apartment that is not just stylish; it's perfectly situated! Nestled mere minutes away from the light rail stop, the vibrant Braddon precinct, and the bustling city center, this ground-floor courtyard apartment offers the ultimate in convenience and urban living. Offering a lifestyle like no other this modern oasis has been tastefully updated with freshly painted walls, new roller blinds, LED downlights, and hybrid vinyl plank flooring creating a chic ambiance throughout. Spacious in its design the floorplan offers open-plan living that is bathed in natural light and features segregated bedrooms perfect for those wanting space and privacy. Stay comfortable year-round with split reverse cycle air-conditioning units and soak up the sun in your sunny courtyard which is perfect for entertaining or just relaxing. The low-maintenance gardens are your canvas, ready for your personal touch with easy direct access to the courtyard via your private gate. The ultimate inner-city lifestyle awaits, don't delay, contact Lisa for further information or to arrange a private inspection.

The Perks:

- Ground floor courtyard apartment
- Spacious open-plan living and dining
- Modern kitchen with updated appliances and ample storage
- Main bedroom with ensuite and walk-through robe
- Bedroom 2 with built-in robe
- Main bathroom complete with separate bath and shower
- Laundry cupboard with dryer and laundry sink
- Freshly painted throughout
- New roller blinds throughout
- New LED downlights throughout
- New hybrid vinyl plank flooring
- Split reverse cycle air-conditioning units to living and bedroom 1
- Sunny courtyard perfect for entertaining
- Low-maintenance gardens with the ability to landscape and turn it into your own oasis
- Direct access via the courtyard garden gate or ground floor complex entrance
- Single car space with visitor parking and large storage cage alongside
- Minutes walk to Elouera Light Rail stop, Lonsdale Street, and the City Centre

The Numbers:

- Build: 2008
- Living: 86m²
- Courtyard: 102m²
- Total: 188m²
- EER: 6 stars
- Rates: \$542.37 per quarter
- Land Tax (investment only): \$700 per quarter
- Body Corporate: \$2,965.41 Bi-annually
- Admin fund balance: \$133,946.85
- Sinking fund balance: \$606,233.72
- Rental Estimate: \$660 - \$680 per week

This property is scheduled to go to Auction at our Summer Valentine's Edition Auction Event.

- When. Thursday 15th February 2024
- Where. The Property Collection HQ - 47 Wentworth Avenue, Kingston
- Time. Doors open at 4.30PM. Auctions to commence precisely at 5PM