

**20/9 Wedge Crescent, Turner, ACT 2612**

LUTON

**Sold Apartment**

Sunday, 13 August 2023

20/9 Wedge Crescent, Turner, ACT 2612

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Contact agent

Ideally positioned in a peaceful leafy street, in the highly desirable suburb of Turner, just a stroll away from Canberra's busy city centre, this well-maintained and presented two bedroom, one bathroom apartment offers low maintenance living without compromising on space or quality. Situated in a small, quiet complex set in a leafy peaceful street, the spacious light-filled apartment on the city edges will be highly appealing to live-in owners and investors alike, given its superb location, quality and size. Offering approx. 77m<sup>2</sup> of first floor living and a single car space with storage cage in the secure basement parking area, the apartment features large, open plan lounge and dining areas opening to a well-appointed kitchen. With stainless steel appliances, stone benchtops, a dishwasher and plenty of storage space the kitchen has a n outlook over the balcony to the treetops outside. Both the large bedrooms, with built-in wardrobes, have a generous sense of space and light, and the nearby bathroom has floor to ceiling tiling, modern fittings, a wide walk-in shower and a separate toilet. Natural light pours into the apartment over the balcony into the living areas, making indoor/outdoor entertaining easy it. Spacious, the balcony also offers plenty of room for relaxing in the summer shade and hosting friends. Walking distance to Braddon, O'Connor and Lyneham shops and cafes, including the iconic Tilley's, and close to parks, cycle ways and Light Rail, this is an appealing first home or addition to your investment portfolio. Offering an enviable lifestyle opportunity so close to city amenities, ANU, public transport and all the benefits of a quality home in one of Canberra's most highly sought after, leafy, Inner North Suburbs. Don't miss this! Features:-Modern 2 bedroom, 1 bathroom apartment on 1st floor-Complex with 22 apartments over 3 levels -Sought after location close to the City Centre-Open plan living & dining areas -Living area opening to spacious balcony-Dining area adjacent to kitchen-Kitchen with electric under-bench oven, and cooktop-Dishwasher, microwave cavity, built-in pantry-Stone benchtops, double sink-Plenty of bench & storage space-Both bedrooms with built-in wardrobes-Large bathroom with full-height tiling-Stone-topped vanity, walk-in shower-Separate toilet-Separate European-style laundry with dryer-Plenty of storage cupboards-Reverse Cycle Air Conditioner-Free to air and pay TV outlets-Security access building with intercom system-Secure basement parking and storage cage-Close to parks, cycleways, Light Rail, bus routes-Easy access to main transport routes-Built 2014Living: 77m<sup>2</sup>Balcony: 9m<sup>2</sup>Parking: 14m<sup>2</sup>Storeroom: 2m<sup>2</sup>EER: 6Rates: \$2321paLand Tax (payable if leased): \$3007paStrata Fees - Admin & Sinking Funds: \$990pq: All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.