

24/15 Eldridge Crescent, Garran, ACT 2605

Sold Apartment

Thursday, 9 November 2023



24/15 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Chris Wilson
0418620686



Jack Wilson
0402367713

\$640,000

Located in this ever-popular location is this immaculate top floor, 2-bedroom ensuite executive apartment. As you set foot inside the front door your breath will be taken away by the picturesque views towards Red Hill. Sitting on the balcony relaxing will be the perfect backdrop after a tiring days work. You'll appreciate the open plan living dining area that is overlooked from the well-appointed and spacious kitchen. This area includes plenty of bench space for meal preparation and has a host of cupboard space along with Smeg under bench oven, electric cook top and a dishwasher. The apartment has floating timber floors throughout. Perfect for the person who may suffer from allergies or the buyer looking for a clean, sleek look to their new abode. Both bedrooms enjoy good separation from each other with the main featuring an ensuite bathroom. And of course, they each offer a set of generous sized built-in robes. Your year-round comfort is assured with economical ducted heating and cooling. Some of the notable benefits of this stunning apartment include:

- Top floor end position
- Outstanding north easterly views towards Red Hill
- Single lock up garage
- Intercom security access
- Very close proximity to Canberra Hospital, Garran Primary School & Garran shopping centre
- Available for a pre-Christmas settlement for the organised purchaser

Apartment Size: 101m² + Balcony 7m²
Year of Construction: 2001
EER: 6.0
Outgoings: General Rates: \$498 p/qtr (approx.)
Land Tax (investors): \$622 p/qtr (approx.)
Body Corp Levies: \$1,070 p/qtr (approx.)

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