

25/1 Eldridge Crescent, Garran, ACT 2605

Sold Apartment

Friday, 15 September 2023



25/1 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 130 m2

Type: Apartment



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Contact agent

Highly sought-after & ideally located in the popular suburb of Garran, is this immaculate single level North facing apartment. Positioned on the ground floor you immediately have the feeling of warmth and space as you take in the immense open plan living area that opens to a generous north facing terrace. Equipped with a stylish kitchen featuring European appliances, ample bench space and a leafy outlook. The kitchen connects seamlessly to the living and dining areas. Accommodation is provided by three generously sized bedrooms, two with built-in robes and the master suite includes a spacious walk-in robe and ensuite. The third bedroom has direct access to the second private terrace. Underneath the apartment you have your own oversize 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:- Established gardens and grounds- Intercom access to secure building- Unique floor plan- Three generous sized bedrooms with views- Walk in robe and ensuite to master bedroom- Functional kitchen with abundance of storage and dishwasher- North facing living areas- Two generous terrace spaces- Formal dining area- Zoned in-slab heating throughout the home- Reverse cycle a/c to the living room- Oversize double garage with remote door- Large amounts of additional storage in the apartment & garage

Rates: \$2,399 pa approx
Land tax: \$3,043 pa approx
Body Corp: \$5,580 pa
Special painting fund: \$406 pq (until mid 2024)
EER: 3.0
Living: 130sqm
Terrace's: 30sqm