

**25/17 David Street, O'Connor, ACT 2602**

**CARTER + CO**

**Apartment For Sale**

Thursday, 6 June 2024

25/17 David Street, O'Connor, ACT 2602

**Bedrooms: 2**

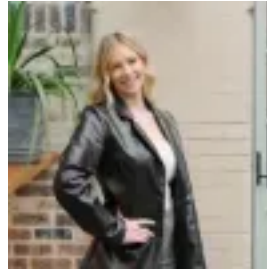
**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



James Carter And Nik Brozinic  
0261763443



Frances Junakovic  
0261763443

## Awaiting Price Guide

The Features You Want To Know.- Two-bedroom, two-bathroom apartment- Master bedroom with walk-in-robe and ensuite- Second bedroom with built-in-robe - Open-plan living and dining area- Floor-to-ceiling windows- AEG appliances - European laundry- Bathtub in main bathroom- Linen cupboard- Daikin reverse cycle heating and cooling- Brand new carpet throughout- Front and rear balconies - Intercom for visitors- Two side-by-side secure underground car parks, closest to the stairs- Fully enclosed storage room- Well-kept common courtyard in complex with BBQ

The Location.+ 2 Minutes to St Joseph's Primary School+ 2 Minutes to Lyneham High School+ 4 Minutes to O'Connor Post Office+ 7 Minutes to Canberra Centre+ 8 Calvary Bruce Private Hospital

Why You Want To Live Here.Located in the Vibe complex in the sought-after Inner North location of O'Connor, this two-bedroom apartment presents a great opportunity for owner-occupiers, downsizers and investors alike. Positioned on the top floor, this sunbathed property showcases north-facing open plan living and dining areas which lead out to the rear balcony. Outdoor entertaining is achieved with ease from this top-floor position, with the balcony creating the perfect place for alfresco dining. The kitchen features ample bench and pantry space and is equipped with stainless steel appliances. Two bedrooms are set to the front of the apartment, ensuring segregation from the living areas of the property. The master bedroom features a walk-in wardrobe and private ensuite, with both bedrooms offering access out to the fronting balcony which overlooks David Street. Uncompromised in location, the apartment is only a short walk to the local shopping Centre and close to the CBD, Australian National University and conveniently placed close to bus and light-rail routes, with bike paths also nearby. Don't miss this opportunity to enjoy living a convenient lifestyle or reap the rewards of strong rental yields.

The Stats You Need To Know. Block: 44Section: 43EER: 6 starsInternal Size: 80m<sup>2</sup> (approx.)Front Balcony: 4m<sup>2</sup> (approx.)Rear Balcony: 14m<sup>2</sup> (approx.)Rates: \$2,580 per annum (approx.)Land Tax: \$3,423 per annum (approx.) \*only payable if rentedStrata: \$1,945.52 per quarter (approx.) \*including sinking fundRental Appraisal: \$650 - \$660 per week (approx.)