

3/40 Moore Street, Turner, ACT 2612



Unit For Sale

Tuesday, 30 April 2024

3/40 Moore Street, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Larmer And Aaron Lewis
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Offers over \$490,000

Available immediately, this beautifully modernised, courtyard abode has new paint throughout, new carpets, new blinds and all maintenance items rectified for your convenience. This easy care, low maintenance residence is located in a quiet, mature tree-lined street in the boutique, 4-storey 'Biaritz' development which offers lift access from basement to all levels. The large living areas and 33m² paved terrace capture a direct North aspect as does the bedroom so light streams into the entire interior through its full-length windows. Uniquely located away from any roads (and their associated noise) and with no other units able to look in, the privacy and tranquillity of this unit makes it stand out from its competition. The modern kitchen offers marble benchtops, mirrored splashback, electric oven and cooktop, rangehood and dishwasher and the bedroom has an ensuite plus there is a second, separate toilet for guests in its own room by the laundry. To top it off, it is vacant and available immediately, so you do not have to wait for owners or tenants to relocate if you want to get settled quickly. The City and Braddon are so close, allowing a short walk to the Canberra Centre, North Quarter, bus interchange, ANU & much more - perfect for those wanting a premium central location and everything at their fingertips. In fact the tram line is being extended to link directly to Woden town centre and already goes to the Gungahlin town centre so that's another benefit right close by. Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit including the carparking and storage enclosure. It's the most informative property video you will watch during your search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of the sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you. What buyers will love the most:

- Modern and spacious open plan unit on the ground floor of a boutique development
- Huge outdoor terrace to extend your living options
- Updated throughout (paint, carpets, blinds)
- Direct North orientation
- Away from any roads and very private with no other units able to look in
- 1 allocated car space, plus a lockable storage enclosure in restricted entry basement
- Vacant possession on offer so quick settlement can be facilitated

The Numbers (approx.):

- Living Size: 58m²
- Courtyard: 33m²
- EER (energy efficiency rating): 6 out of 6 stars
- Level: 1 of 4 (ground)
- Number of units in 'Biaritz' development: 32
- Age: 22 years (Building completed April 2002)
- Strata levies: \$4,376 p.a.
- General rates: \$2,068 p.a.
- Water & sewerage rates: \$747 p.a.
- Land tax (investors only): \$2,632 p.a.
- Rental potential (unfurnished): \$540/week
- Balance of admin fund: \$40,358 as of 18/04/2024
- Balance of sinking fund: \$232,851 as of 18/04/2024
- Strata Manager: Civium, phone 1300 724 256
- Units plan number: 2231

Additional features:

- Modern kitchen with marble bench tops, mirrored splashback, cupboards/storage, electric 4 burner cook top with recirculating rangehood over, electric under bench oven, under bench dishwasher, stainless steel sink, microwave space
- Main bedroom has 2 x two sliding door built in robes
- Ensuite bathroom behind sliding cavity door has full height tiling, shower, vanity and toilet
- Laundry is located in its own room and has a dryer included
- Separate toilet room for guests located off the laundry
- Terrace has been freshly tiled and is uncovered to let in lots of light
- Wall mounted reverse cycle heating & cooling unit in living area
- Audio intercom for guests
- 160 litre electric hot water system
- NBN availability - Fibre to the node (FTTN)
- Pets welcome (subject to strata notification & approval)

To help buyers, we offer the following:

- A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the portals)
- Written buyer price guide, which your offer must exceed
- Confidential offer process meaning one buyers' offer will not be disclosed to any other buyers'
- Offers presented to owner as they come in (no need to wait around for a specific campaign end date)
- We refer a solicitor who can review the contract for FREE
- Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period allowing you to submit an unconditional offer
- Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval