

3/92 Hodgson Crescent, Pearce, ACT 2607

LUTON

Apartment For Sale

Thursday, 14 March 2024

3/92 Hodgson Crescent, Pearce, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Apartment



Tim and Justine Burke
0411878587



Julia Atkinson
0410141016

\$399,000+

Conveniently located within a hundred metres of Pearce Shops (approx.) and with broad, leafy views, this second storey apartment on Hodgson Crescent is perfect for a first home buyer or a savvy investor. From here you will have easy access to a range of local amenities including cafes, restaurants, a grocery store and more. Additionally, commuting or daily errands are made efficient by handiness to public transport, major roads and nearby schools. You enter the apartment from the stairs (conveniently close to the single car space) straight into the open plan living / dining / kitchen area. The kitchen has been renovated and is spacious, lent light from the big windows looking out to the leafy surrounds. The living area, hall and bedrooms have modern carpet and there's a reverse cycle split system to keep things comfortable. There are two bedrooms, each with built in wardrobes and big windows. The bathroom is big and the bath/shower combination makes the unit child friendly. The bathroom also features a laundry tub and space for a washing machine. The generous north – east facing balcony is easily large enough for pleasant morning coffees in the sun or sociable summer evenings with a glass of wine. Features: - First floor apartment - Open-plan living with access to generous balcony - Renovated kitchen - Two bedrooms, both with built-in wardrobes - Large combined bathroom/laundry - Reverse cycle split system - Single allocated car space plus easily accessible off-street parking - Close to Pearce Shops, local schools and the Woden Town Centre - Rental appraisal of \$470 to \$490 per week EER: 0 Living Size: 68m² plus 16m² balcony (approx.) Body Corporate Fees: \$3,728 p.a (approx.) Land rates: \$2,484 p.a (approx) Land tax: \$3,408 p.a (approx)