

**31/14 Hartley Street, Turner, ACT 2612**



**Apartment For Sale**

Friday, 19 January 2024

31/14 Hartley Street, Turner, ACT 2612

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Offers over \$720,000

Facing east and located away from any roads or the nearby school, unit 31 is surprisingly private and peaceful. Situated on the top floor with lots of windows and a large skylight, you'll always have lots of light and fresh air to enjoy. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is the best present you could buy. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – this unit offers a very strong rental yield and it's rented to house-proud, long-term tenants. They love the unit and location so much that they have already confirmed they will be happy to stay on and sign a following lease. Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. It's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. What buyers will love most:

- Top floor
- Faces east with a private outlook away from any roads or the school
- The unit can be purchased vacant or, with the option to include the following furniture • 2 beds, 1 dining table, 1 sofa, fridge, washing machine.
- Vacant possession with the option for early access prior to settlement
- Apartment features:
  - Modern kitchen with stone benchtops, stainless steel appliances, cooktop, dishwasher, large pantry, and externally ducted range hood (rare in units)
  - High 2.7m ceilings
  - A large, beautiful skylight in the living area
  - Reverse cycle heating and cooling
  - Bedrooms each have built in robes and are segregated for added privacy
  - Each bedroom has access to its own balcony
  - Light, bright, and airy
  - Double glazed windows
  - LED downlights
- The HIGHBURY Building:
  - Boutique development
  - Low maintenance development with no big expenses like lifts, gyms, or pools
  - Secure/restricted access to the building
  - Pet friendly complex (subject to body corporate notification)
  - NBN (FTTN) Fibre to the node
  - Intercom access
  - CCTV
  - 6 x visitor car parks in the basement
  - Directly opposite Turner Primary School
  - Short walk to O'Connor Shops, Ipima Street Light Rail stop
  - Nearby to bike paths for easy access to ANU and the CBD
- The Numbers: (approx.)
  - Internal living area: 73m<sup>2</sup>
  - Balcony: 10m<sup>2</sup> across both balconies (6m<sup>2</sup> & 4m<sup>2</sup>)
  - Level 1 (top floor)
  - Age of unit: 5 years old (built 2019)
  - Strata levies: \$3,691 p.a.
  - General rates: \$2,539 p.a.
  - Land tax (investors only): \$3,279 p.a.
  - Water & sewerage rates: \$670 p.a.
  - Rental potential: \$660/week
  - EER: 6 stars
  - Strata manager: Vantage Strata
  - Units plan 4774 with only 33 units
  - Total admin/sinking fund balance: \$60,802 as of 07/12/23
- To Help Buyers
  - We advertise a guide price which your offer must exceed.
  - Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
  - We have a solicitor that can provide a FREE contract review and section 17 if required
  - All offers are confidential & will not be disclosed to other buyers for privacy purposes.
  - A 5% deposit is acceptable