

**31/2 Eldridge Crescent, Garran, ACT 2605**



**Sold Apartment**

Thursday, 10 August 2023

31/2 Eldridge Crescent, Garran, ACT 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Contact agent

Now available as vacant possession from 11th September this fantastic residence located on the First floor of the ever popular "Glendale" Residences is an opportunity to be embraced. Huge open plan living will impress upon entry with an abundance of natural light that saturates the living area through the rear Balcony being North orientated. 2.5m high ceilings with feature curved bulkheads certainly does leave a great first impression. At the heart of the executive residence is the full-size kitchen with quality stainless steel European appliances including electric cooking, dishwasher, oven and built-in microwave. Surrounded by manicured gardens and immaculately presented green spaces, these areas are definitely worth a meander. The 3 bedrooms have been thoughtfully designed with segregation in mind to each corner of the residence offering privacy. The Main Bedroom with a walk through "his & hers" wardrobes though to the spacious Ensuite. Double glazed windows to all 3 bedrooms also adds comfort and privacy. Zoned in slab heating warms the bones in winter. The Owners' Favourite Part: We had heard how popular "Glendale" development was. They are quite unique and are in a very sought after location. Features include: - Located within walking distance of Canberra Hospital- Set in the popular, well maintained Glendale complex- Double Glazing to all 3 bedrooms- Established gardens and grounds for your enjoyment- Intercom access to secure building- Contemporary, spacious, open plan living- Curved, feature 2.5m high ceilings in living area and kitchen- Functional kitchen with an abundance of storage- Main bedroom featuring ensuite and walk-through "his & hers" wardrobes- Built in robes to bedroom 2 and a spacious 3rd bedroom- Bathroom with spa bath and European laundry- Zoned in-slab heating throughout the home- Front and rear balconies offering garden outlooks- Secure remote double garage with internal access Particulars (all approx.): - Living Size: 130m<sup>2</sup>- Rear (North) Porch Size: 9m<sup>2</sup>- Front Porch Size: 5m<sup>2</sup>- Garage size: 33m<sup>2</sup>- Total Under roofline: 177m<sup>2</sup>- Year Built: 2004- EER: 6- Body Corporate: \$1,079.87pq- Sinking Fund: \$503.25pq- Rent: Currently leased for \$700 per week until 11th September 2023