

32/2 Eldridge Crescent, Garran, ACT 2605

Sold Unit

Monday, 14 August 2023

32/2 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 131 m2

Type: Unit



Matt Peden



Ankur Siwach
0414620420

\$805,000

Discover a true sanctuary within the renowned Glendale complex, where beautifully manicured gardens create an inviting haven. Nestled on the second floor of this picturesque complex, you'll find an exquisite oasis awaiting you. Step into the apartment & be greeted by a private front balcony, setting the tone for a welcoming & well-designed space that seamlessly combines convenience & functionality. Experience a thoughtful layout that prioritizes privacy & convenience as you enter this spacious home. All 3 bedrooms are positioned independent of each guaranteeing their own personal space, creating an ideal environment for harmonious living. Unleash your inner chef & let your creativity flourish in the well-appointed kitchen, designed to inspire culinary masterpieces & showcase your unique style. Overlooking the open plan lounge/ dining & onto the balcony featuring modern appliances, ample storage and a spacious benchtop. Entertaining friends & family would be a pleasure as you would feel very well connected whether they are inside or out. Pamper yourself in the comfort of the ensuite bathroom & revel in the convenience of a walk-in robe providing plenty of storage for your belongings. Wake up to a refreshing leafy outlook, creating a serene ambience that will make every morning a delight. Conveniently located within easy walking distance to Canberra Hospital, National Capital Private Hospital, Garran Primary School & Garran Shopping Centre, as well as having excellent access to public transportation. This apartment offers unparalleled convenience & accessibility to essential amenities. Experience the added comforts of this exceptional apartment, featuring reverse cycle air conditioning for year-round comfort, along with the convenience of a double garage that provides secure parking & additional storage space. Whether you're seeking a solid investment opportunity, a lock-up & leave lifestyle, or downsizing from a larger home, this fantastic apartment caters to your needs. Don't miss the chance to inspect & experience the impressive features & lifestyle this property has to offer. Features: 2 private balconies & leafy outlook Well-maintained "Glendale" complex Excellent condition throughout Expansive layout Ensuite and Walk-in Robe to the main bedroom Reverse cycle air conditioning Double lock-up garage with automatic doors Close to hospitals, schools, local shops & transport Minutes to Westfield Woden Essentials: Approximations EER: 6 Living: 131m² Balcony: 9m² Rates: \$1,687 per annum Land tax: \$2,058 per annum (investors only) Strata: \$1,583 per quarter (admin + sinking fund) Rental Estimate: \$630-\$680 per week