

32C Gatton Street, Farrer, ACT 2607



Apartment For Sale

Wednesday, 17 January 2024

32C Gatton Street, Farrer, ACT 2607

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 90 m2

Type: Apartment



Sally McCallum
0261890100



Andrew Curren
0261890100

\$490,000+

Tucked away in the heart of Farrer, this charming two-bedroom townhouse is low maintenance and tailored for those seeking a hassle-free lifestyle. Whether you're entering the property market or seeking a smart investment, this home offers the perfect blend of convenience, comfort and location. Bathed in sunlight, the inviting open plan lounge and dining area is flooded with natural light from its second-floor location, creating a bright and airy atmosphere. The updated kitchen offers an eat-in kitchen bench, 900mm stainless steel oven and cooktop, Bosch dishwasher and plenty of storage. The living space extends out to a balcony entertaining area, the perfect place for drinks with friends or soaking up the sun. The lower-level includes under floor heating and hosts two good-sized bedrooms featuring built-in robes, accompanied by a roomy central bathroom with updated cabinetry. A large separate laundry adds functionality and additional storage. This versatile property offers a great lifestyle, a few minutes' walk from the Farrer shops with its popular café and bakery. Mawson shopping centre and Woden are a short drive away, while great schools and public transport links add to the appeal. Down the road, Isaacs Ridge and Farrer Ridge offer mountain biking, nature trails and stunning scenery. Move quickly, this is an opportunity first home buyers and investors won't want to miss.

Features:

- Inviting two-bedroom townhouse set across two levels
- Generous open-plan living and meals area flooded with natural light
- Updated kitchen featuring quality stainless steel 900mm oven, cooktop, and Bosch dishwasher
- Outdoor entertaining space on the balcony
- Two double bedrooms with built-in robes
- Spacious family bathroom with updated cabinet and state-of-the-art bidet
- Split system heating and cooling in the living area, underfloor heating on the lower level
- Full-sized laundry with ample storage
- Single carport with additional storage, plus guest parking in complex
- Conveniently located near local and main shopping precincts, transport, and nature
- Living space: approx. 90m²
- Balcony space: 14m²
- Complex built: 1971
- Rates: \$2484 per annum
- Land Tax: \$3385 per annum (if applicable)
- Body corporate: \$844.56 per quarter
- EER: 4 Stars
- Rental estimate: \$500 - \$520 per week

Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.