

**35/60 Bluebell Street, O'Connor, ACT 2602**

**Apartment For Sale**

Thursday, 13 June 2024



35/60 Bluebell Street, O'Connor, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m2**

**Type: Apartment**



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**\$460,000+**

Ideally situated in the heart of O'Connor, this fantastic ground floor double-courtyard apartment offers plenty to those seeking the ultimate Inner North lifestyle. Apartments in this award-winning City Edge boutique complex are tightly held and are rarely seen offered to the market. The apartment offers a highly functional open floorplan that allows for plenty of space for both living and dining, with natural light from large northwest facing windows. The living room flows seamlessly into a large courtyard with ample space for entertaining. The apartment backs onto the complex's gardens and the block is adjacent to a landscaped wetland. The City Edge complex has its own park, with mature trees which were retained when the site was designed by Cox Architecture. There is secured street access via the front courtyard and extra street parking for visitors. The apartment also has undercover basement storage and allocated parking with internal access. The large kitchen is well appointed in the middle of the apartment and includes plenty of bench space and storage. It has a pantry-nook, electric oven and stovetop, as well as the large stainless steel rangehood. The bedroom towards the rear of the apartment, has a large built-in robe and access to the rear courtyard that is surrounded by established hedges. The apartment includes a sizable bathroom and European laundry. The boutique City Edge complex features communal gardens in the middle of the complex, elevated by established trees and seating options. The complex is situated next to a bike path to the Australian National University and the City Centre and Civic is within a five-minute drive or walking distance. This one bedroom is at the heart of O'Connor with only a two-minute walk to the O'Connor shops, restaurants, and cafes. Features: Ground floor apartment with two courtyards Split system heating and cooling unit Electric stovetop and oven European laundry with sink Single basement car park with internal access Intercom access to apartment Designed by Cox Architecture Boutique complex with communal gardens Across from the O'Connor shops Figures: Rates \$485pw Land Tax \$691pw (if rented or vacant) Body Corp : \$1,234pw Internal size 53m<sup>2</sup> Front courtyard 19m<sup>2</sup> Rear courtyard 6m<sup>2</sup> EER 4 stars