

39/7 Eldridge Crescent, Garran, ACT 2605



Sold Unit

Friday, 3 November 2023

39/7 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Luke Revet

0418101213

\$610,000

This stunning two-bedroom, two-bathroom apartment offers the perfect blend of comfort, convenience, and style. This exquisite property is ideally situated close to local Garran amenities such as cafes, butchers, chemists, and other amenities, making it an ideal choice for those seeking a vibrant and well-connected community to call home. You'll be captivated by the seamless flow and abundance of natural light that fills every corner of this residence. The open plan living area is north facing, ensuring warm and inviting spaces throughout the day. With a generous 114 square meters of living space, you'll find plenty of room to relax and entertain friends and family. Privacy is prioritised within this property, thanks to the inclusion of ensuites in both bedrooms. This ensures that guests and residents alike can enjoy their own personal sanctuary within the home. The separate laundry and powder room offer added convenience, making everyday tasks a breeze. Furthermore, the modern finishes and fixtures throughout the apartment add an element of luxury, enhancing the overall aesthetic and appeal. Enjoy an entertaining balcony, offering breathtaking views of the adjacent playing fields. Whether you're enjoying a morning coffee or watching the sunset, this private outdoor space is the perfect retreat to unwind and soak in the beauty of your surroundings. Additionally, the secure complex gardens provide a tranquil oasis for residents to enjoy, with beautifully manicured green spaces adding to the overall appeal. Living at Elridge Crescent, Garran offers a lifestyle like no other. With its convenient location, stunning views, and modern amenities, this apartment truly has it all. Don't miss this opportunity!

Features of this property –

- Unparalleled convenience and comfort in the heart of Garran
- North facing
- Top floor apartment
- Perfect blend of style and functionality
- Rich array of amenities at your doorstep
- Open plan living area
- Chef's kitchen inclusive of updated appliances
- Two spacious bedrooms inclusive of ensuite's
- Separate powder room and laundry
- Ducted gas heating
- Split system cooling
- Personal lock up garage and storage
- Visitor car parking
- Intercom security to entry of complex
- Private complex gardens

Internal living 114.1m² (approx.) Balcony 10m² (approx.) Rates \$2,280 per annum (approx.) Land Tax \$2,916 per annum (approx.) Body corporate \$3,844 per annum (approx.) Rental estimate \$620-\$640 per week (approx.)