

4/2 Eldridge Crescent, Garran, ACT 2605

maloneys

Apartment For Sale

Tuesday, 17 October 2023

4/2 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Moira Maloney

0407715244

\$790,000

Situated in the gorgeous 'Glendale' complex, this apartment is perfect for the executive couple, downsizer or the keen investor. The property is situated in the heart of Woden, close to the Canberra Hospital, sporting facilities and with easy access to Westfield. Bathed in natural light, the apartment incorporates three large bedrooms and an ensuite with stylish open-plan living, and large lounge and dining areas which flow to the spacious north-facing balcony overlooking trees and gardens below. The Master is segregated from the other bedrooms by the living area and also features a walk-through robe to the large ensuite. Bedrooms two and three are both well-proportioned and also have garden views. The kitchen is fitted with quality SMEG stainless steel appliances and is truly an entertainer's delight with plenty of bench space, a large pantry and fridge cavity. The family bathroom offers an enclosed laundry and linen press taking care of your storage requirements. Your year-round comfort is assured by split-system reverse-cycle heating and cooling. Also included is a double lock-up garage (a rarity in apartment complexes) providing secure parking for two vehicles and extra space for storage of more bulky items, bicycles etc. This home is sure to impress, call today or see you at the open home!

Features: 3 bedroom ensuite apartment
Large open plan living
Spacious north facing balcony overlooking gardens
Master with walk through robe
Quality SMEG stainless steel appliances including dishwasher
Enclosed laundry
Functional family bathroom
Stylish modern living
2 car garage with remote access
Security door with intercom

Property Outgoings: Land tax is \$752.61 per quarter
Rates are \$591.06 per quarter
Body Corporate Fees: \$1507.74 per quarter
Current Rental Appraisal: \$720.00-\$730.00 per week

Property Details: EER6 Built 2003
Number in Complex 47
Size of apartment: 120m²
Balcony 10 m²
Porch 5m²

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.