

4/27 Berrigan Crescent, O'Connor, ACT 2602

MARQ

Sold Apartment

Monday, 14 August 2023

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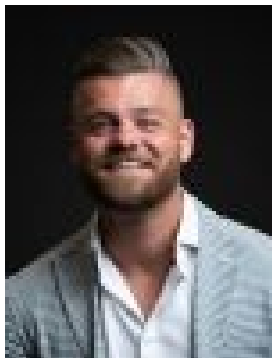
Bedrooms: 1

Bathrooms: 1

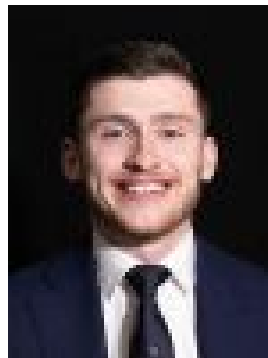
Parkings: 1

Area: 68 m2

Type: Apartment



Sam McGregor
0261238000



Sam Taylor
0261238000

Contact agent

This stunningly presented ground floor, 1 bedroom + 1 study, 1 bathroom, 1 car residence (with large, grassed courtyard) is located in the heart of North Canberra – a stone's throw from the light rail network, walking distance to both Lyneham and Turner shops, and minutes from City. Brimming with natural light, the clean, fresh lines and unique design create a spacious, zero-maintenance lifestyle. Boasting height, light, and location, with a large front courtyard, updated flooring and new paint throughout, apartments like this are highly coveted, tightly held, and decidedly sought after by astute live in owners and investors. The easterly facing private outlook of the master bedroom and living area affords direct dual-access to a paved terrace - providing a comfortable, quiet and private living space. Cleverly designed with a second smaller room, delineated as a study but potentially also useable as a second bedroom, nursery, or office space, the layout is flexible in its use and gleaming with potential. The lower density, award-winning 'Camerai' complex features lush and established gardens, meaning the street appeal and privacy of all residents is well protected, and the area is a quiet and comfortable environment to live in. This superbly maintained and presented residence presents a perfect opportunity for an executive person or couple, first homebuyers, downsizers or investors to gain a foothold in the growing Inner North region. Moments away from the convenient and growing amenities of the Turner and Lyneham hubs, the expanding public transport network, government offices, schools, restaurants and cafes, this home presents as an enticing prospect for future growth, and an exciting investment in future lifestyle. Currently tenanted until approximately July, contact Sam McGregor to discuss your interest or arrange a time to view the property. - Internal Living - 62sqm - Outdoor living/terrace - 10sqm - Courtyard - 60sqm - Currently tenanted until July. - Private, easterly aspect, with large terrace and front garden courtyard. - Large master bedroom with built in wardrobes - Second private room, delineated as a study; perfectly useable as a home office, second smaller bedroom, or nursery. - Reverse cycle split system (heating and cooling) - Stylish and spacious kitchen, with modern finishes and quality stainless steel appliances - Modern bathroom with quality fittings and European laundry - Secure private access through front courtyard or complex main entrance - Short commute to the Canberra CBD and ANU; easy walking distance to bus stops and tram interchange; - Cycle path at the rear of complex for easy access to schools, shops and amenity. - Single lock-up car space with storage cage EER: 6.0 (max.) Rates: \$556 per quarter Land Tax (if rented): \$726.02 per quarter Body Corporate: \$787.50 per quarter + sinking fund.