

4/47 Comrie Street, Wanniassa, ACT 2903

Unit For Sale

Wednesday, 1 May 2024

4/47 Comrie Street, Wanniassa, ACT 2903

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Unit



Mark McCann

0423900640

\$449,000

Fresh and modern, this contemporary unit offers an effortless lifestyle within the heart of Erindale. An ideal first home, investment opportunity, or an affordable chance to achieve the dream of home ownership, this meticulously maintained abode offers peace, security, and convenience. Boasting a ground floor position, the home is light filled and spacious with a private, sunny courtyard and plenty of modern updates. The open plan living spaces are overlooked by a fresh white kitchen, with ample storage, a double sink and quality appliances that include a gas cooktop and dishwasher. Floating floors flow throughout the space, creating a modern finish that can be styled to your choosing with plenty of natural light and a reverse cycle unit for your comfort. The spacious bedroom provides a built-in-robe, with views of the courtyard and effortless access to the bathroom that is generous in size and very modern with a shower, toilet and vanity. A clever European style laundry is included, and the home is completed with stylish downlights for style and functionality. The underground garage provides secure car accommodation with remote access and a storage cage included. Located just meters from the bus interchange, Erindale Shopping Precinct provides everything you could need including shops, medical services, recreational facilities, cafes, restaurants, and a variety of other services.

- Contemporary unit in the heart of Erindale
- Open plan living spaces, access to courtyard
- Modern kitchen, gas cooktop, dishwasher
- Spacious bedroom with built-in-robe
- Generous bathroom, European style laundry
- Plenty of natural light, R/C unit, downlights
- Remote accessed single car space, storage cage
- Walking distance to bus, shops, cafes, services

* Rates: \$1,835p.a (approx)* Land Tax: \$2,333p.a (investor)* Body Corporate: \$6,675p.a (approx) The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.