

# 42B Halford Crescent, Page, ACT 2614



## Duplex/Semi-detached For Sale

Friday, 17 May 2024

42B Halford Crescent, Page, ACT 2614

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Duplex/Semi-detached**



Mark Larmer And Aaron Lewis  
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## Offers over \$550,000

No strata fee, no body corporate, no waiting for anyone to move out, means, no worries. This lovely home is vacant and ready for you now! Located at the back of the block it's surprisingly peaceful and private. The home has had numerous upgrades both inside and out so there is nothing to do but move in and enjoy. Say hello sunshine, as the home faces directly north, plus it has windows on three sides making it light, bright, and airy. Buyers will also love the large deck and pergola which also face north and is a great extension of the living area that you can use year round. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. This property makes living cool, calm & care-free and with vacant possession on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you. Buyers will love:

- No strata/body corporate fees
- North facing
- Windows on three sides
- Light, bright and airy
- Located at the back of the block and away from the street for extra privacy
- Available with vacant possession and flexible settlement options
- Early access prior to settlement available should you want to move in quickly

Outside:

- Large, north facing deck and pergola which is a great extension of the living area
- Single carport with roller door
- Low maintenance yard with established trees offering a lovely canopy of green in summer
- Grassed area and space to have a garden
- Fully enclosed wrap around yard, with a gate to both the left and right sides
- Room in the driveway for 2 more cars
- Perfect orientation for solar panels should you wish to add them
- Page shops are nearby offering a great range of conveniences

Inside:

- Open plan living area
- New timber flooring in living areas and kitchen
- New carpets in the bedrooms
- New LED lighting
- Freshly painted
- The bedrooms are segregated for added privacy
- Both bedrooms feature built in robes
- Kitchen includes lots of cupboards and storage options, fridge, electric oven, gas cooktop plus an externally ducted rangehood
- Reverse cycle heating and cooling
- Ceiling fans in the living area and main bedroom
- Bathroom with shower and laundry area, plus new Tastic with heat lamps
- New toilet
- Linen cupboard
- Electric hot water system

Dual Occupancy info:

- No strata manager
- Self-managed meaning no expensive strata manager fees - the only shared cost is the annual building insurance
- The water supply chargers are separate. There is one water meter and the consumption charge is split
- Separate electricity and gas metres
- Separate driveways and entrances for added privacy
- Only one adjoining wall which is a solid brick wall that separates the two properties, and this starts on the ground at the sub floor and runs all the way to the roof tiles. There is also rockwool between the top of the brick work and the roof tiles for fire separation.

The Numbers: (approx.)

- Block size: 361m<sup>2</sup>
- Living size: 82m<sup>2</sup>
- Deck/pergola: 22m<sup>2</sup>
- Carport: 22m<sup>2</sup>
- Age: 48 years (built 1976)
- Water & sewerage rates: \$670 p.a.
- General Rates: \$2,715 p.a.
- Building insurance: \$750 p.a.
- Land Tax (investors only): \$3,563 p.a.
- Rental Potential: \$520/week
- EER: 2 stars with a potential of 6 stars

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable