

48/3 Waddell Place, Curtin, ACT 2605

LUTON

Apartment For Sale

Thursday, 13 June 2024

48/3 Waddell Place, Curtin, ACT 2605

Bedrooms: 2

Bathrooms: 1

Area: 64 m2

Type: Apartment



Tim and Justine Burke
0261780200



Julia Atkinson
0261780200

\$399,000+

A delightful offering, this well-presented two bedroom apartment is positioned on the top floor affording abundant natural light and an outlook to the greenspace at the rear. Ready for immediate enjoyment, the property has been well maintained and had some nice updates over time including the renovated kitchen and new double glazed windows throughout. The open-plan living is light-filled and separates the two bedrooms which both have built-in wardrobes. Located opposite the popular Curtin shops, and within walking distance to local schools, playing fields and transport, this is ideal for a first home buyer or savvy investor who recognises the importance of quality and location! The property is currently rented on a periodic tenancy for \$375 per week. Features:- Central location- Top floor apartment- Open-plan, light-filled living- Renovated kitchen with breakfast bar- Two bedrooms, both with built-in wardrobes- Original, neat bathroom- New double glazed windows- Ample off-street parking- Great location, with shops and schools within walking distance- Currently rented at \$375 per week EER: 3 Living Size: 64m² (approx.) Body Corporate Fees: \$7,568 p.a (approx.) Land Rates: \$2,764 p.a (approx.) Land Tax: \$3,454 p.a (approx.)