

49/22 Moore Street, Turner, ACT 2612



Sold Apartment

Friday, 11 August 2023

49/22 Moore Street, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$381,000

Located at the back of the development and away from all the roads, unit 49 is surprisingly quiet and private. Perched up on level 2 (top floor) this is one of the best value properties in Turner plus it's a short walk to the ANU and everything the City can offer. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free and with vacant possession and early access on offer you could be unlocking your new front door sooner than you think. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed prior to settlement. You can also receive a higher rental return if sold fully furnished. Conveniently located and bordering the City and Braddon you will be within a short walk to the Canberra Centre, bus interchange, light rail, ANU & much more - perfect for those wanting a central location and everything at their fingertips. To receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through. What buyers will love:

- North orientation – hello sunshine
- Top floor, level 2
- Situated at the back of the development and away from any roads
- Located in a quiet and private area
- Can be sold fully furnished also, we can include any or all the furniture for free
- Vacant and ready for you now
- Windows on two sides, enjoy a lovely cross flow ventilation and leafy outlook
- Early access available prior to settlement if you want to move in quickly
- Located adjacent with Canberra's light rail network line
- Walk to the ANU, the City and Braddon in just minutes.

Features:

- Intercom access
- NBN - FTTN
- Single car park, conveniently located in front of the security foyer entry
- You wont use a car much in this location, so you might like to rent it out for around \$50/week, \$2,500/year for some extra spending money
- Brand new timber look flooring throughout
- Double brick, solid construction that has stood the test of time
- Built in study desk with large storage cupboard and electric hot water system
- Kitchen with oven, cooktop, range hood, lots of cupboards, plus a window for fresh air
- Bathroom with bath/shower combo, mirrored cabinet, and window for fresh air
- Large bedroom that can fit a king size bed with a double mirrored robe
- Upgraded windows
- Communal/lockable bike storage
- Communal/lockable laundry
- The option to add in a washer/dryer as other units have done should you wish
- The option to add in a reverse cycle heating/cooling system like other units have done if you wish
- No lifts, gyms or pools making it a simple and cheap strata

The Numbers (approx.):

- Living area: 43m²
- EER: 2.5 stars with a potential of 5 stars
- Age of units plan: 21 years
- Strata levies: \$3,549 p.a
- General rates: \$2,929 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$3,740 p.a.
- Total funds held by owner's corporation: \$319,919 as of 14/07/2023
- 50 units in total
- Units plan number: 2085
- Strata managing agency: Civium, 1300 724 256, enquiries@civium.com.au
- Rental estimate (fully furnished) - \$470-\$500/wk
- Rental estimate (unfurnished) - \$430-\$450/wk

To help buyers:

- We have a solicitor pre-allocated to provide a FREE contract review and section 17 to waiver cooling off if required
- Offers are confidential and not disclosed to other buyers
- A pre-approved 5% deposit is only required just prior to exchange of contracts via eft