

4H/3 Avoca Place, Fisher, ACT 2611

Sold Unit

Monday, 14 August 2023



4H/3 Avoca Place, Fisher, ACT 2611

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Unit



Anish Sebastian
0450865524



Pratish Rijal
0450865524

Contact agent

4/3 Avoca Place Fisher is a delightful light and bright top floor apartment in a whisper quiet enclave in Weston Creek, offering an attractive rental yield or comfortable live-in lifestyle. Freshly painted throughout this well proportioned and functional 88sqm floor plan features open plan living with a large contemporary kitchen. Two bedrooms have built in wardrobes and the near new ensuite to the master bedroom is a stunning addition to an already appealing offering. Complete with a second large bathroom, full size separate laundry plus an allocated carport with secure storage this well presented property in the tightly held boutique complex. Located right beside the Fisher shops and public transport, the convenience of Cooleman Court is just a few minutes drive down the road. Representing exceptional value and with the potential to return attractive rental yields this rare offering is not to be missed.

- Single level, top floor apartment with 88sqm of internal living
- North-facing open plan living area with elevated outlook
- Light and bright throughout
- Stunning modern kitchen with quality appliances
- Dual Fisher & Paykel dish-drawers
- Fisher & Paykel induction cooktop, Asko oven
- Near new ensuite with walk-in shower
- Large main bathroom with separate WC
- Separate full-sized laundry plus linen storage
- Two balconies of living space
- 2x split system reverse cycle units
- Single carport and secure storage
- Minutes' walk to local shops & public transport
- Excellent rental yield, estimated at \$600pw

Close proximity to:

- Fisher Shops
- Public transport
- Cooleman Court
- Arawang Primary School
- Mount Stromlo High School
- Local parks and playgrounds

The Administration fund is \$540 per quarter. The sinking fund is \$271 per quarter. Rates \$647.34 per quarter Land Tax \$866.26 per quarter (for investor only) Call Anish on 0450865524 before you miss out!