

5/5 Garran Place, Garran, ACT 2605

VERV

Apartment For Sale

Sunday, 10 March 2024

5/5 Garran Place, Garran, ACT 2605

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Jason Roses
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\$439,000

Nestled within a small built block comprising just 9 units, this two-bedroom, one-bathroom apartment presents an excellent opportunity for a first home buyer, savvy investor, or those seeking to downsize with a desire for a low-maintenance residence in a prime location in Inner Canberra. With a practical open-plan design, the apartment features a spacious balcony, perfect for relaxation or entertaining. The kitchen seamlessly integrates with the living/dining areas, showcasing laminate flooring and reverse-cycle air-conditioning. The generously proportioned bedrooms include built-in wardrobes, offering ample storage space. Additionally, the Garran shopping centre, complete with its local supermarket, cafes, restaurants, and medical facilities, is conveniently situated nearby. Features include: - Spacious apartment - Updated flooring throughout - Freshly painted throughout - New curtains - Two bedrooms both with built in robes - One bathroom with bathtub - Brand new toilet installed in the bathroom - One car carport - Open plan living - Kitchen has been updated with new tapware - Westinghouse gas cooktop and oven - 1x split system in the living room - Large covered balcony - (strata to commence works soon to update all windows to double glazed) - Close to local schools and shops EER: 2.5 Total living: 59m² approx. Balcony: 16m² approx. Body corporate: \$1,530 per quarter approx. Property Built: 1974 Rates: \$2,968.17 per annum approx. Land Tax: \$4,159.05 per annum approx. (paid by investors only)