

**53/112 Baldwin Drive, Kaleen, ACT 2617**



**Apartment For Sale**

Saturday, 3 February 2024

53/112 Baldwin Drive, Kaleen, ACT 2617

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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## Auction 22/02/2024

If you are shopping on a budget but are tired of inspecting run down or tiny apartments, then you must see this spacious and sun-filled 3 bedroom ensuite apartment in the popular Huntington Estate. Overlooking expansive green space and centrally located within walking distance to the Kaleen Shopping Centre and public transport, this is a perfect for first home buyers or a fantastic investment opportunity.

The spacious main bedroom features two built-in robes and ensuite with access to the private balcony. The remaining 2 bedrooms are generous in size and are serviced by the main bathroom. The kitchen features a new induction cooktop, new oven, stainless steel dishwasher and offers ample bench and storage space. The living area is expansive and is equipped with a new Fujitsu reverse cycle heating and cooling, and also provides access to the balcony that overlooks the green belt - perfect to relax on. The second living area is a unique offering in apartment living and could be utilized as a second lounge room, sitting area or kids playroom. You have access to the complex gym, which has been recently refitted with new equipment, and access to the complex swimming pool. The University of Canberra, Calvary Hospital, UC Hospital, AIS, Bruce Stadium and Belconnen Town Centre are all within a 5 minute drive. ANU and Civic are only a 10 minute drive. You are also within walking distance to Kaleen Primary, St Michael's Primary and UC High School Kaleen. You don't want to miss this opportunity!

Features:

- Three spacious bedrooms
- Two generous living areas
- Master bedroom with two built-in robes and ensuite
- Centrally located in the heart of Belconnen
- Low maintenance living
- Expansive green space views from your balcony
- New induction cooktop and oven
- Stainless steel dishwasher
- 4 Channel security camera system
- New Fujitsu reverse cycle air conditioner
- New lighting throughout
- Freshly painted living areas
- Built-in robes to second bedroom
- Balcony with access from master and living
- Covered allocated car space and guest parking throughout the complex
- Separate toilet
- European laundry
- Swimming pool
- Gym was recently refitted with new equipment
- Public transport close by
- Kaleen shopping center in walking distance
- 5 minute drive to University of Canberra, Calvary Hospital, UC Hospital, AIS, Bruce Stadium and Belconnen Town Centre
- 10 minute drive to ANU and Civic

Key figures: Living area: 112m<sup>2</sup> Rates: \$2,020 p.a (approx.) Strata: \$4,848 p.a (approx.) EER: 5.5

Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.