

**6/4 Hardman Street, O'Connor, ACT 2602**



**Sold Apartment**

Monday, 25 September 2023

6/4 Hardman Street, O'Connor, ACT 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

**\$520,000**

What you see: A spacious and bright apartment in a boutique development on a tree lined street. What we see: Apartment living, but not as you know it. See more: Spacious apartment in the Bella Apartment development North/East facing spacious living and dining which flows onto the oversized tiled balcony Gourmet kitchen featuring stone bench tops, stainless steel electric appliances and ample storage Large master bedroom with built in robe, balcony and views to Black Mountain Modern bathroom with large shower European laundry with dryer and extra linen storage Timber look flooring throughout Reverse cycle air-conditioning split system Garage with its own roller door in a secure underground car park Secure access with intercom Boutique development with only 11 units A quiet tree lined street 3 minute walk to O'Connor Shops 14 min walk to the Australian National University 15 minute walk to Ipima Street Light Rail Station 25 minute walk to Braddon 7 minute drive to the City 11 minute drive to Parliament House Living: 56m<sup>2</sup> Balcony 1: 14m<sup>2</sup> Balcony 2: 4m<sup>2</sup> Total: 74m<sup>2</sup> EER: 5.0 Built: 2008 Strata: \$1,162 per quarter Rates: \$2,482.76 per annum Land Tax: \$3,373.53 per annum (only applicable if rented) Rental Income Estimate: \$470 - \$510 per week Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.