

65/3 Waddell Place, Curtin, ACT 2605

Unit For Sale

Thursday, 25 April 2024



65/3 Waddell Place, Curtin, ACT 2605

Bedrooms: 1

Bathrooms: 1

Type: Unit



Martin Faux
0421593602



Brett Hayman
0411414624

\$285,000 +

An outstanding opportunity to purchase within one of Canberra's most desirable suburbs. This neat and tidy apartment will appeal to a range of astute buyers looking to establish themselves in the Canberra property market. This solid brick, top floor, one bedroom unit is sure to impress. The home has been tastefully updated with the kitchen boasting ample storage and an abundance of bench space. Open plan living areas adjoin the kitchen. The desirable outlook is a testament to the established suburb, with nearby reserves, ovals, and parkland. Just across the road, you'll find the Curtin shops which is home to the local supermarket, a popular bakery, cafes, and local restaurants. Curtin is located a short distance from the Woden Town Centre, The Inner South Precinct, and Canberra City Central. For those looking to invest, this apartment was recently receiving \$350pw in rental income. - Solid Brick construction- Northern end of the complex- Scheduled for double glazed windows to be installed- Top floor unit- Updated kitchen and bathroom - New carpet- Additional storage cupboards in the hallway- Electric appliances- Hot water system replaced recently- One good-sized bedroom- Electronic keyless entry- Shared laundry- Close to transport- Stroll to Curtin shopping centre Rates: \$2,359 pa (approx) Land tax: \$2,926 pa (approx) Body corp: \$6,692 pa (approx) EER: 4.5 Living: 44.6m²