

7/64 Hardwick Crescent, Holt, ACT 2615



Sold Apartment

Monday, 14 August 2023

7/64 Hardwick Crescent, Holt, ACT 2615

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

\$393,535

Let there be light! Such a term could not ring truer than here at #7 in the boutique Mayberry development, thanks to its perfect North aspect and 5-metre-high wall of windows. Being a loft-style style abode, it is drenched in natural sunshine so indoor and outdoor plant lovers can rejoice, your plants are going to get all the light they need to thrive all year round. The corner kitchen design allows you to have the option of adding a dining table, or perhaps a portable/moveable island bench top, if you prefer a breakfast bar and some additional food preparation space. The living areas are all open plan and new timber-look flooring has been installed to give a modern feel while the large walls are just perfect to display your artwork and add your personal touch to the home. From the living areas, open through double sliding doors to your private balcony. The laundry, with washer/dryer included, can be found under the stairs where there is lots of additional storage space and even a second toilet for guests. The upstairs bedroom is privately removed from the living areas and has the bathroom located right next door to be used like an ensuite. As your own tranquil oasis, there's nothing better than curling up on a king-sized bed, which can easily fit in this space, alongside some extra furniture options like an occasional chair. However, if you'd rather keep things minimal, rest assured the built-in sliding, mirrored robe with hanging and shelving options offers more than enough space. Make sure to watch our detailed, uncut, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your search, but don't just take our word for it...To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals noting your full name and mobile number and it will be automatically sent to you.

Features Overview: Loft style one bedroom apartment on levels 1 and 2 of the Mayberry complex
Direct North facing aspect
5m high ceilings
Fully repainted throughout
Upgraded LED downlighting throughout
New timber-look, hard wearing laminate flooring in downstairs living
Vacant & available immediately (no waiting for owners or tenants to relocate)
Option for early access prior to settlement via an occupation agreement
Flexible settlement dates if you have another home you want, or need, to sell or to give more time to secure financing

The Numbers (approx): Living area: 68.4m²
Balcony: 11.7m²
Level: 1 and 2 (two and 3 stories high)
Age: 9 years (built 2014)
General rates: \$1,402 p.a.
Water rates: \$704 p.a.
Strata Levies: \$4,304 p.a.
Land tax (investors only): \$1667 p.a.
Rental estimate (unfurnished): \$460/week
EER (Energy Efficiency Rating): 6 stars (the highest rating)

Mayberry development has 15 residential units and 2 commercial units
Strata managers details: Civium – phone 1300724256
Units Plan number: 4027
Total balance of the admin and sinking funds as of 21/07/2023: \$93,875

More detail: Light filled, open plan kitchen and living areas
The "L" shaped kitchen has stone benchtops, 4 burner electric cooktop with electric oven underneath and recyclable rangehood overhead, 1.5 bowl sink, under bench dishwasher and fridge is also included
Space for dining setting or portable island benchtop
Laundry is under the stairs with tub and washer/dryer included plus additional under stair storage and also a second toilet
Loft style bedroom overlooks a void into the downstairs living and has ceiling fan, space for extra furniture and built-in double mirrored sliding robe with hanging and shelving space
Upstairs bathroom has toilet, vanity with storage under and mirror over, corner shower, full height tiling, IXL tastic heat lamps
Reverse cycle air conditioning wall unit in living area
Electric infinity hot water system located in laundry (offers quick and continuous hot water)
High windows are remote operated and also have remote operated roller blinds
Flyscren and double glass sliding doors leading to balcony
Covered and tiled balcony
LED downlighting throughout
New paint throughout
New timber-look laminate flooring in the living areas
Audio intercom for guests
Lift access from basement and ground direct to your level
Single allocated car space in restricted entry basement with lockable storage enclosure right beside
Development is located at the Kippax shops so ample car parking for guests in the area and a wealth of facilities like ALDI, Vet, cafes, restaurants, takeaway's, service station, medical centre etc. To help buyers, we offer the following:
Written buyer price guides, which are updated throughout the campaign
A digital brochure with everything to consider a purchase, including the full contract
We refer a solicitor who can review the contract for FREE
Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period and submit an unconditional offer
Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval
5% deposit on exchange pre-approved