

8/6 Walsh Place, Curtin, ACT 2605

Studio For Sale

Thursday, 6 June 2024



8/6 Walsh Place, Curtin, ACT 2605

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 35 m2

Type: Studio



Chris Wilson
0418620686



Jack Wilson
0402367713

Offers Above \$250,000

A stunning studio style unit like this is a rare find and will appeal as a perfect entry level home or a great investment opportunity. In the popular suburb of Curtin, this centrally located unit is a short stroll to all that the vibrant Curtin shops offers including popular cafes and bakeries and a Coles supermarket. It's also a short drive to the Woden Shopping precinct (3kms) and the Parliamentary Triangle (4kms). Located on the top floor of a tightly held unit block, this north facing unit is filled with natural light. It has been freshly painted in a neutral colour throughout and features beautiful hardwood floors. The separate and generously proportioned kitchen includes a fridge, and the bathroom space contains a separate shower and toilet. Through the hall area a generous sized robe provides extra storage space. The unit block offers a shared laundry with a clothes dryer on each floor, ensuring easy access. A dedicated carport is included, providing off-street parking. Unit Features: • Top floor • Northeast facing • Abundance of natural light • Hardwood floors • Fresh paint throughout • Generous kitchen with fridge • Dedicated carport • Adjacent to the popular Curtin shops • Laundry with washer/dryer located on each floor • Electric stove and separate oven Apartment Size: 35.3m² (approx.) Year of Construction: 1975 EER: 3.0 Outgoings: General Rates: \$532 p/qtr (approx.) Land Tax (investors): \$691 p/atr (approx.) Body Corp Levies: \$407 p/qtr (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.