

9/153 Murrانji Street, Hawker, ACT 2614



Sold Unit

Monday, 14 August 2023

9/153 Murrانji Street, Hawker, ACT 2614

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 44 m2

Type: Unit



Aaron Papahatzis
0419683599



Will Peterson
0481571404

Contact agent

PLEASE NOTE - Currently tenanted with the YWCA Rentwell program until mid November. Market rent is approximately \$310 per week. The tenant pays \$232 per week in rent and the owner receive a tax deductible receipt for the difference each year that they claim on their tax. The owner also receives a land tax exemption from the ACT Government.

Introducing a hidden gem in Hawker. Situated on the ground floor, and nestled at the end of the unit block for additional privacy is a one bedroom, one bathroom apartment. This property features an open plan living and dining room, with a cosy electric heater in the living area for ultimate comfort. The kitchen boasts overhead cupboards, double sink, and an electric stove, making meal preparation a breeze. The main bedroom is extra spacious, complete with a large built-in wardrobe. The combined bathroom and laundry provide convenience and functionality. Located within walking distance of the local shopping precinct, this home offers unbeatable value. Hawker is a highly sought-after suburb in Belconnen, boasting excellent primary and high schools, as well as its own comprehensive shopping centre with Woolworths, a newsagency, pharmacy, restaurants, bakeries, post office, and public transport – all just a short stroll away. This well-established complex presents a fantastic opportunity for savvy real estate investors. Perfect for downsizers, first home buyers, or those seeking an excellent investment opportunity, don't miss out on the chance to make this property your own.

- Kitchen with overhead cupboards and electric stove
- Fridge and washing machine included with unit
- Main bedroom with built-in robe
- Internal Laundry
- Close to schools, shops, public transport and just minutes from Belconnen Town Centre
- Lock up storage unit near internal stairs
- 44.5m² internal living

Strata: \$424pq (approx.) Rates: \$2,017pa (approx.) Land Tax: \$3,265pa (approx.) All information contained herewith, including but not limited to the general property description, price and the address, is provided to Belle Property Canberra by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.