

**9/7 Eldridge Crescent, Garran, ACT 2605**



**Sold Apartment**

Sunday, 13 August 2023

9/7 Eldridge Crescent, Garran, ACT 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 132 m2**

**Type: Apartment**



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**\$772,500**

Built with a unique style, this property will appeal to those looking for something a little different. Slightly curved walls and feature bulk heads add a sense of luxury and space while the floor to ceiling windows allow for plenty of natural light. The functional kitchen includes stainless steel appliances, in-built microwave, and electric cooking. There is ample bench space and plenty of storage. An open plan dining and living space provides a great area for entertaining or relaxing alike while the balcony enjoys a leafy vista. All three bedrooms are a good size, while the main includes a walk-through wardrobe to the generously proportioned ensuite. The main bathroom is complimented by a shower over spa bath arrangement, full size vanity, toilet, and floor to ceiling tiles. The internal laundry is also in this space behind concertina doors for convenience. Enviably situated within this well-regarded community, there is the added bonus of Garran Shops, Garran Primary School, and Canberra Hospital all being within a short stroll. Its proximity to Woden Town Centre and with Civic a short direct drive away, the location couldn't be better. Features:

- Three bedrooms
- Main bedroom with ensuite & walk-through wardrobe
- Generously sized main bathroom with spa bath
- Functional kitchen with stainless steel appliances
- Omega electric hot plates
- Smeg oven
- Ample bench space and storage
- Internal laundry
- Orbis underfloor heating
- Approximately 132sqm of floor area
- Spacious balcony for outside entertainment with views
- Double garage
- Central location, a short stroll to Canberra Hospital, Garran Primary School and public transport with all the conveniences of Woden Town Centre nearby.

EER: 6.0 Living: 132m<sup>2</sup> (approx.) Garage: 33m<sup>2</sup> (approx.) Strata: \$1,087pq (approx.) Rates: \$325.40pq (approx.)