

1/27 Berrigan Crescent, O'Connor, ACT 2602



Apartment For Sale

Friday, 5 July 2024

1/27 Berrigan Crescent, O'Connor, ACT 2602

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Corazza
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Offers over \$520,000

An exciting opportunity is presented here in this charming ground floor residence beautifully updated with new carpets, roller blinds and freshly painted throughout to move straight into and enjoy now. A lovely combination of internal living areas with the addition of the study room and expansive courtyard makes this property ideal for any resident looking to create the perfect lifestyle. Internally, the layout has been well-designed that presents a compelling level of space to spread out and relax in comfort. The spacious open plan delivers you a versatile setting that allows you the flexibility to establish an inviting lounge room for day-to-day living, as well as a separate dining area for family meals or to host guests in style. In addition, the separate study with a sliding door and built-in storage provides the perfect room for an office for working from home or a student studying. A major highlight is the outdoor areas that dedicate itself to any occasion for entertaining friends and family or relaxing quietly outside admiring the peaceful aspect. The covered terrace allows for plenty of space to establish an attractive outdoor setting and BBQ area for social gatherings. With 60m² of outdoor space, the courtyard is ideal for any resident with children or pets with room to play or for any garden lover. Without comprising on the living spaces, the kitchen is well positioned that connects nicely with the dining area and offers a practical layout for home cooking. Boasting a modern design with soft close cabinetry, ample pantry and cupboard space, 20mm stone benchtops and a Smeg cooktop and oven, with a Bosch dishwasher, this kitchen is highly efficient for meal preparation and cooking to perfection. Well-sized, the bedroom offers a generous space to come home to and relax in peace and comfort. The bedroom offers built-in sliding wardrobes and the convenient aspect of direct access out onto the terrace through the high sliding doors that also delivers plenty of natural light into the room. The bathroom compliments the space and contemporary design of the residence with a wall-hung vanity, full-height tiling, a sizeable shower with a floating shower head, and a window for added light and reducing condensation. In this highly desirable location, experience the luxury of living within close distance to a range of nearby shops, amenities and local transport. The Lyneham shops is just around the corner for your local shopping needs or for social lunches and coffees. The Macarthur Avenue Light rail stop is just moments away for travel options into the City, Dickson and Gungahlin precincts for work or your social enjoyment. Summary of features:

- Charming ground floor residence with a separate study room ideal for working from home or any student
- Updated with new carpets, roller blinds & freshly painted ready to move in & enjoy
- Large 60m² entertaining courtyard for outdoor enjoyment
- Covered terrace ideal for entertaining friends & family & outdoor relaxation
- Low maintenance gardens with beautifully established trees that offer street presence & privacy
- Popular easterly aspect with plenty of natural light
- Reverse cycle heating & cooling
- Spacious open plan layout for day-to-day living in peace & comfort
- Separate dining space for family meals & hosting guests
- Practical kitchen layout presenting a modern design with plenty of bench, pantry & cupboard space
- Smeg cooktop & oven, and a Bosch dishwasher
- Soft close cabinetry
- 1.5 stainless steel undermount sink
- Well-sized bedroom with built-in robes & direct access to the courtyard
- Contemporary bathroom with a wall-hung vanity, full-height tiling, sizeable shower with a floating shower head & a window for added light
- European style laundry with a clothes dryer
- Linen cupboard for household items
- Basement car space with a storage shed
- Vacant & ready to move in now

Key figures: Living area: 67m² Courtyard: 60m² Rates: \$2,286 p.a. (approx.) Land tax (investor's only): \$3,002 p.a. (approx.) Strata: \$4,470 p.a. Estimated rental return: \$540 - \$560 p.w. EER: 6