

# 11/143 Carruthers Street, Curtin, ACT 2605

## Apartment For Sale

Wednesday, 14 February 2024

11/143 Carruthers Street, Curtin, ACT 2605

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



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## Auction

This light-filled, first floor apartment has been designed for easy living, with Curtin shops just a short stroll across the road and easy access to Woden and the City Centre. Recently refreshed with new paint, the home offers two spacious bedrooms, a large combined bathroom and laundry, a kitchen and dining area and a spacious living room – ideal for a first home buyer or savvy investor.

**FEATURES-** Low maintenance first floor apartment- Two spacious bedrooms, one with built-in robes- Large combined bathroom and laundry- Updated kitchen with great storage, and adjacent dining area- Generous and light-filled living room- Freshly painted throughout- Reverse cycle air conditioning unit- Single allocated covered car space- Secure and upgraded communal bike shed- Walking distance to Curtin shops, Holy Trinity Primary School, Curtin Primary School, and bus stop- Short drive to Woden Town Centre and the City

**WHAT THE SELLER LOVES ABOUT THE HOME**A happy place with:- Wonderful natural light- Lovely neighbours- Super convenient location- Large storage space- Eat-in kitchen

**STATISTICS** (all figures are approximate)EER: 4.0Home Size: 70m<sup>2</sup>Construction: Circa 1980Rates: \$624 per quarterLand Tax: \$827 per quarter Strata Levies: \$985 per quarter (admin + sinking fund)Rental Range: \$480 - \$500 per week