

11/19 Norton St, Evatt, ACT, 2617

Apartment For Sale

Thursday, 18 July 2024

11/19 Norton St, Evatt, ACT, 2617

Bedrooms: 2

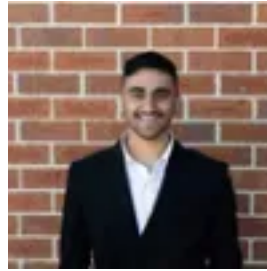
Bathrooms: 1

Parkings: 2

Type: Apartment



Mark Larmer



Jason ElKhoury

Ground floor end unit, with large courtyard, and double garage

Set in the small, modern development at 'Norton Ridge', this single level 2 bedroom feels more like a townhouse than a unit. #11 is located at the very end of the development on the North/East corner and being on the ground floor it gets the benefit of an extra 48m² of courtyard not normally associated with unit living, perfect for pets, gardeners and those that want to get some sunshine.

The courtyard has a large paved entertaining space and garden beds which could give you the excuse you have been looking for to establish a vege and herb garden. Another surprising addition to this wonderful abode is in the remote, double garage in the basement. This a very rare offering in unit living (you normally get open car spaces) so it could also be an excellent additional storage option if you only need to accommodate one car.

Own an EV? Want to buy an EV? Well you'll love the garage which has its own power to charge your car.

Attention live in owners want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. This property makes living cool, calm & care-free and with vacant possession on offer you could be unlocking your new front door sooner than you think.

Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it.

To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

Property features:

Ground floor with large courtyard and gate to allow easy entry/exit from the street, great for when it's time to walk the dog or go to the local shops

Single level and located at the end of the row

Windows on 3 sides and only shares 1 wall with a neighbour

North/East corner of the building

Light, bright and airy

Modern kitchen with stone benchtops, electric oven & cooktop plus a dishwasher

Bedrooms are both segregated away from the living areas and have built in robes

Bathroom has large shower, toilet, vanity, heat lamps & floor to ceiling tiles

Gas hot water system

NBN (Fibre to the node)

European style laundry plus a clothesline in the courtyard

Reverse cycle air conditioning wall unit in living area

Courtyard has a mix of paved entertaining area and garden beds

Remote accessed basement parking where you get a fully enclosed double garage

Own an EV? Want to buy an EV? Well you'll love the garage which has its own power to charge your car

Currently vacant and ready for you now, early access prior to settlement available

Flexible settlement options available if you have another property you want, or need, to sell

'Norton Ridge' development

Boutique development of just 11 units

Surrounded by established houses in a family friendly residential suburb

Pet friendly development (subject to strata notification)

Units Plan 3578 managed by CIVIUM

The area:

The home is located in a family friend area, close to a wide range of conveniences, schools and more including: Evatt shops featuring, IGA supermarket, Takeaway, Café, Bakery, Chemist, Newsagent, Hairdresser and Herberts for dinner and a beer

Lots of paths to walk your dog or to just get outdoors including Ginninderra Creek and Mt Rogers
Evatt Primary, Miles Franklin, St Monicas schools are within walking distance

The Numbers: (approx.)

Living size: 75m²

Courtyard: 48m²

Garage: 39m²

Total: 162m²

Age: 13 years (built 2011)

Water & sewerage rates: \$702 p.a.

General Rates: \$2,262 p.a.

Strata levies: \$5,640 p.a

Rental Potential: \$500/week

Land Tax (investors only): \$3,173 p.a.

EER: 6 stars

Balance of the admin/sinking fund \$84,340 as of 26/04/24

To Help Buyers

We advertise a guide price which your offer must exceed.

Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)

We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required

All offers are confidential & will not be disclosed to other buyers for privacy purposes

A 5% deposit is acceptable