

**16/79 Northbourne Ave, Turner, ACT, 2612**

**Apartment For Sale**

Friday, 9 August 2024

16/79 Northbourne Ave, Turner, ACT, 2612

**Bedrooms: 1**

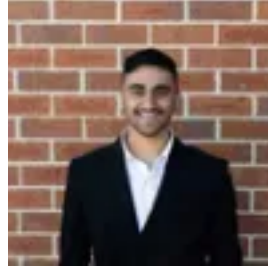
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark Larmer



Jason ElKhoury

## **Top floor, renovated, 1 bedroom plus study unit, located away from the roads**

This is one of the best value properties in Turner plus it's a short walk to the ANU and everything the City can offer. Boasting lots of upgrades including a renovated kitchen, this great 1 bedroom plus study unit would make an excellent first home or an investment given the very strong rental demand for the area.

Attention live in owners. Your next chapter is calling your name & having a home sweet home to call your own is ready for you now. This apartment makes living cool, calm & care-free, and with vacant possession on offer you could be unlocking your front door in a matter of weeks.

Conveniently located and bordering the City and Braddon you will be within a short walk to the Canberra Centre, bus interchange, light rail, ANU & much more - perfect for those wanting a central location and everything at their fingertips.

Like what you've heard? This is only the beginning! Take a peek and watch the video to see what this property has to offer. 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 receive a copy of the digital brochure containing an explanation of our friendly sales campaign, the contract and much more, just send us an email and we will shoot it straight through.

### **What buyers will love:**

Located away from Northbourne Avenue and towards the middle of the development

North facing

Surprisingly quiet and private with no other units looking in

Top floor, end unit with only one adjoining wall

Windows on two sides, enjoy a lovely cross flow ventilation and leafy outlook

Walk to the ANU, the City and Braddon in just minutes

Located close to the light rail

Currently vacant, move in now. No need to wait for tenants to move

Vacant possession with the option for early access prior to settlement

### **Features:**

Reverse cycle heating and cooling, plus 2 x electric wall heaters

Intercom access

Single car park

You may not need your car though so consider renting out the highly sought after car park location for around \$75/week or \$3,900/year for some extra spending money

Double brick, solid construction that has stood the test of time

Built in study desk with large storage cupboard and electric hot water system

Renovated kitchen with stone benches, updated appliances including, oven, cooktop, range hood, lots of cupboards, washing machine, plus a window for fresh air

Updated bathroom with shower/bath combo, exhaust fan and window for fresh air

LED downlights

Large bedroom that can fit a king size bed with a double mirrored robe

Upgraded windows

Communal/lockable bike storage within the development

Communal/lockable laundry within the development

No lifts, gyms, pools or basement making it a very simple and cheap building to live in

Low strata levies

The Numbers (approx.):

Living area: 43m<sup>2</sup>

EER: 4.5 stars with the ability to make it 6 stars

Strata levies: \$2,856 p.a

Total funds held by owner's corporation: \$382,092 as of 11/07/24

General rates: \$2,699 p.a.

Water & sewerage rates: \$704 p.a.

Land tax (investors only): \$3,645 p.a.

50 units in total

Age: 22 years (units plan was registered in 2002)

Strata managing agency: Civium

Rental potential: \$490/week

To help buyers:

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

Offers are confidential and not disclosed to other buyers

A pre-approved 5% deposit is only required just prior to exchange of contracts via eft