

17/21 Tenison-Woods Circuit, Bonython, ACT, 2905



Apartment For Sale

Thursday, 29 August 2024

17/21 Tenison-Woods Circuit, Bonython, ACT, 2905

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Spacious apartment with immediate rental income.

This exceptional apartment with a periodic tenancy in place, offers a wonderful opportunity to secure a comfortable and convenient apartment, complete with immediate rental income.

The residence features two distinct living areas, each adorned with bamboo flooring and providing seamless access to private balconies that offer serene views of the surrounding greenery.

The kitchen is thoughtfully designed with laminate countertops, ample cabinetry, and essential appliances, including a fridge, oven, cooktop, range hood, and twin sink.

The generously sized bedrooms, each equipped with built-in wardrobes, provide ample storage and comfort. The two-way bathroom is well-appointed with a rain head shower rose, vanity, and toilet, while an additional convenience comes in the form of a European laundry complete with a Bosch washing machine, heat pump dryer, and second stand alone toilet.

Comfort is further enhanced by a reverse cycle split system, ensuring a pleasant environment throughout the year.

Parking is made effortless with a single garage featuring an automatic door.

Enjoy proximity to Strangers Pond, Bonython playground, Pine Island picnic area, and the Murrumbidgee River, creating an ideal setting for outdoor activities. With Lake Tuggeranong, Tuggeranong Town Centre, and South.Point shopping centre nearby, this spacious unit offers vibrant living with easy access to transport and major roads.

EER: 6.0

Unit Plan: 1207

Body Corporate: Bright & Duggan ph. 6156 3305

Body Corporate fees: \$1339.25p/q (approx.)

AUV: \$2,341,800 (Unit Entitlement: 5.5%)

Apartment Rates: \$2,240.71p/a (approx.)

Apartment Land Tax: \$3,119.37p/a (approx.)

Apartment Size: Living - 85m²; Balconies - 12m²; Garage - 21m²

Why this apartment is solely for you:

- * Currently rented on a periodic lease for \$480p/w
- * Second floor position overlooking the complex greenery and surrounds
- * Open living and dining area with two distinct living spaces, both featuring bamboo flooring
- * Each living area offers seamless access to its own private balcony, providing a perfect blend of indoor and outdoor living
- * The kitchen features laminate countertops and is equipped with a fridge, oven, cooktop, range hood, and twin sink. It also offers ample cupboard space for all your storage needs
- * Two spacious bedrooms, each equipped with built-in wardrobes
- * The bathroom is fitted with a shower, vanity, and toilet
- * A European laundry equipped with a Bosch washing machine and heat pump dryer, complemented by an adjoining

second toilet for added functionality

* Year round comfort is ensured with a reverse cycle split system for both heating and cooling

* A single garage with an automatic door provides convenient parking

* The dwelling is equipped with a Vulcan electric hot water system, ensuring a reliable and efficient supply of hot water

* Great location within walking distance of Strangers Pond, Bonython playground, the Pine Island picnic area and the Murrumbidgee River, Lake Tuggeranong, Tuggeranong Town Centre with its Government departments, commercial and retail (including South.Point shopping centre), transport, and a short drive to arterial roads