

2/12 Towns Crescent, Turner, ACT, 2612



Apartment For Sale

Wednesday, 11 September 2024

2/12 Towns Crescent, Turner, ACT, 2612

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Belinda Riding
0437363124

Ground Floor Apartment With Expansive Outdoor Living

Nestled in the vibrant Inner North suburb of Canberra, this generously proportioned, northeast facing apartment offers an exceptional living experience with its unique blend of indoor & outdoor living.

What truly sets this apartment apart is the seamless flow from all rooms onto the expansive 141m² terrace, creating a perfect setting for relaxation & entertaining.

The sunny aspect floods the open-plan design with natural light, enhancing the welcoming atmosphere, while the modern kitchen, equipped with stainless steel appliances caters to both home cooking & entertaining needs.

The outdoor space is a true sanctuary, boasting a sprawling terrace surrounded by lush greenery, mature trees, a hedge of roses & an array of potted plants that create a serene & private oasis. Whether you're enjoying morning coffee, hosting a barbecue or unwinding in the evening, this wonderful retreat offers endless possibilities for outdoor enjoyment.

A gate from the terrace provides direct access to the green space behind the complex, enhancing the sense of openness & connection to nature. The terrace is perfect for gardening enthusiasts, with ample space for additional pots, planters or even a small herb garden, making it easy to bring your green thumb to life.

Inside, the apartment features three bedrooms, including a well sized main bedroom, built-in robes & a private ensuite, providing a tranquil retreat. The oversized second bedroom, with mirrored robes, offers ample space for guests or family members, while the well-sized third bedroom is ideal as a home office. A large main bathroom & European laundry add to the convenience of this well-thought-out apartment.

Additional features include split system air conditioning for year-round comfort & access to the secure basement parking for two cars with storage facilities via a lift or stairs.

Perfectly positioned for a lifestyle of convenience, this superb apartment is within close proximity to ANU, O'Connor Shops & the CBD, offering easy access to amenities. With walking distance to the light rail, this property represents a quality buying opportunity in a popular & convenient locale.

Whether you're seeking a fantastic place to call home or a valuable addition to your investment portfolio, this apartment is not to be missed.

Features:

North East aspect

Freshly painted

New carpets in bedrooms

New vinyl flooring in living

Downlights throughout

Large entryway

All bedrooms have built in robes & sliding doors out onto the terrace

Ensuite with bath

European laundry in 2nd bathroom

Reverse cycle air-conditioning in living

Dishwasher, double sink, microwave nook, oven & 4 burner electric cooktop

Tiled splashback

Garden shed

Large terrace with gated access to green space

NBN: FTTN

Lift to two security parking spaces with storage

Essentials:

Approximations

Largest of 18 apartments in Cabarita Complex

Living: 90.3m²

Terrace: 141m²

Parking: 27m²

Rates: \$888 per quarter

Strata: \$1,499 per quarter

Sinking fund: \$563 per quarter

Land tax: \$5,273 per annum (Investors only)

Built: 2009

Estimated Rental Return: \$800-\$850 per week

EER: 6