

**2/13 Coppin Pl, Weetangera, ACT, 2614**



**Apartment For Sale**

Saturday, 21 September 2024

2/13 Coppin Pl, Weetangera, ACT, 2614

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## 1Bed + Large Study Offering

Situated in one of the most in demand locations in Belconnen, this rare offering is a stand out for investors, first home buyers and downsizers.

Originally built in 2016 over a single level, this beautifully presented townhouse offers great natural light throughout in an open plan layout with over 75sqm of internal living. There are two large living spaces which can be utilised perfectly for dedicated dining and lounge space. Large open plan kitchen with stone benchtops and L bench, gas cooktop, electric oven, rangehood and dishwasher. Main bedroom with beautiful North facing light and BIRS plus an additional study room which could easily be converted to a second bedroom or gym! Single bathroom with good size and laundry included aswell as large car garage with internal access.

At the rear of the home you have sundrenched courtyard with nover 24sqm of size and perfect for entertaining, pets or just a great space to relax and unwind. Location wise you are spoilt with being a short walk to the new Belconnen markets, local shops and transport and great schooling options.

### Features:

- \* Rare offering in heart of Weetangera
- \* 75sqm set across single level build
- \* Built in 2006
- \* Low strata - \$585 per quarter
- \* Two large living/lounge/dining areas
- \* Open plan kitchen with stone benchtops and L bench, gas cooktop, electric oven, rangehood and dishwasher
- \* Large main bedroom with North light and BIRs
- \* Additional study room perfect for additional room, study or gym
- \* Large bathroom with laundry
- \* Large single car garage (20sqm) with internal access
- \* Ducted reverse cycle heating and cooling
- \* EER - 6.0
- \* Currently tenanted @ \$535 per week
- \* Terrific location with local shops, schools and transport nearby

Strata: \$585pq (approx.)

Rates: \$2,453pa (approx.)

EER: 6.0

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