

2/72 Macleay Street, Turner, ACT 2612



Apartment For Sale

Saturday, 4 May 2024

2/72 Macleay Street, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Mark Larmer And Aaron Lewis
0262091723



Jason El-Khoury
0262091723

Offers over \$490,000

Bring your outdoor furniture, your herb garden, your dog and much more and make the most of this spacious, north facing, sun filled, ground floor apartment. The unit is surprisingly private and peaceful, thanks to its slight elevation, high fence, and that it's set back from the road. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. Your next chapter is calling your name & having a home sweet home to call your own could soon be a reality. This apartment makes living cool, calm & care-free and with vacant possession and early access 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. Ground floor units with large courtyards are becoming harder to find because a number of developments allocate this area to shops or offices, instead of apartments, but not here! 2/72 Macleay is a wonderful opportunity for someone to buy their next home.

What buyers will love most: • Directly north facing • Large, sun filled courtyard with tap • Partly covered entertaining area • Light, bright, and airy • Great privacy with no other units looking in plus views of green into the established trees • Vacant possession with the option for early access prior to settlement • Elevated slightly, with a high fence, plus its set back from the road Apartment features: • Modern kitchen with stone benchtops, stainless steel appliances, dishwasher • Open plan living area • New carpets • Large bedroom big enough for a king size bed with built in robes • Reverse cycle air conditioning (heating and cooling) • 1 car space plus a storage enclosure • Laundry with dryer and instantaneous electric hot water system • 4 x cupboards for great storage options VUE NORTH development features: • Pets welcome (subject to body corporate notification) • Boutique development • Secure intercom • Lift access • NBN – FTTN (Fibre to the node) • Short walk to O'Connor Shops and the Ipima Street Light Rail stop • Nearby to bike paths for easy access to ANU and the CBD • 7 visitor car spaces in the basement The Numbers: (approx.) • Internal living area: 55m² • Courtyard: 36m² • Total size: 91m² • EER: 6 stars • Age of unit: 14 years old (built 2010) • Strata levies: \$6,774 p.a. • General rates: \$1,406 p.a. • Land tax (investors only): \$1,623 p.a. • Water & sewerage rates: \$702 p.a. • Rental potential: \$520/pw • Strata manager: First Choice Strata • UP 3479 with only 26 units • Total funds saved by the strata: \$346,125 as of 16/04/24 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 that can 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