

**2/79 Northbourne Ave, Turner, ACT, 2612**

**Apartment For Sale**

Friday, 19 July 2024

2/79 Northbourne Ave, Turner, ACT, 2612

**Bedrooms: 1**

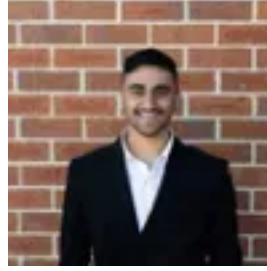
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark Larmer



Jason ElKhoury

## Renovated 1 bedroom plus study on the doorstep to the City

Attention homeowners and investors! Prepare to be impressed by this exceptional 1-bedroom plus study unit in the highly sought-after suburb of Turner. This hidden gem offers affordability and convenience with a plethora of upgrades, including a completely renovated kitchen and upgraded bathroom. This unit is perfect for first-time buyers or those looking to add to their investment portfolio.

This oasis is privately positioned away from the bustling streets of Northbourne Avenue, ensuring a peaceful and serene living experience just moments away from the City. Step into this inviting abode and be greeted by an open plan living area that has been freshly painted and has carpet underfoot.

Just a few steps away, you'll find a newly renovated kitchen that boasts sleek appliances, easy care ceramic tiles, and ample pantry and storage space. The unit also comes with a fridge, making it even more convenient for you. With an built in dishwasher, electric 4 burner cooktop, new oven, glass splash back, and range-hood, preparing meals will be a delight.

As you explore further, you'll discover a perfectly situated study nook outside of the bedroom, offering a separate space to focus and limit distractions. Above the study nook, an external window invites a refreshing breeze, creating a tranquil atmosphere. Adjacent to the study, you'll find an upgraded bathroom featuring a shower and bathtub combination, a mirror, a vanity, external ventilation window, along with an LED downlight.

The spacious bedroom awaits you, with enough room to accommodate a king-size bed and still have space for side tables. The wardrobe, accessible through two sliding doors, provides ample storage for all your belongings. Even though you get the security of an allocated carspace in the restricted entry Avenue building next door, you may not need your car thanks to the amazing location so consider renting out the highly sought after car space for around \$75/week or \$3,900/year for some extra spending money.

Make sure to watch our detailed, walk through video prior to your inspection (and after); it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit. It's the most informative property video you will watch during your search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of the sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

### What buyers will love:

Ground floor elevated up 2 steps for added privacy into foyer before entering the property

Property does not face onto Northbourne Avenue offering a quiet position in the development

Windows on two sides (North and South) giving a lovely cross flow ventilation and leafy outlook

Easy Walk to the ANU, the City and Braddon

Building located across the road from the light rail

Upgraded bathroom and totally renovated kitchen (never been used)

Double brick walls to increase the thermal efficiency and reduce outside noise

Single allocated car space in basement of secure building next door (The Avenue) with easy access across the laneway to the Eldon building (additional security and covered protection for the car). Ability to rent the car space separately to the unit

Flexible settlement dates if you have another home you want, or need, to sell or to give more time to secure financing

Vacant possession meaning we can facilitate a quick move in with no need to wait for tenants or owners to relocate, early access prior to settlement is even available via an occupation agreement

### The numbers (approx):

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

EER: 5.5 stars (out of a maximum 6 stars)

General rates: \$2,596 p.a.

Water & sewerage rates: \$748 p.a.

Land tax (investors only): \$3,264 p.a.

Strata levies (admin and sinking fund): \$2,713 p.a for this individual unit

Total admin funds held by owner's corporation: \$67,720 as of 24/06/2024

Total sinking funds held by owner's corporation: \$353,554 as of 24/06/2024

Number of units in development: 50

Units plan number: 2085

Strata managing agency: Civium Strata phone

Conservative rental estimate (unfurnished): \$430/wk Car space an additional \$55/wk

Age: Original building approx. 60 yrs old, units plan was registered in 2002 to allow units to be sold individually

#### Additional features:

Intercom access for guests

Large open plan living area with carpets and North facing window

Study nook outside the bedroom and separate from the living areas

Renovated kitchen with all new sleek appliances including, electric oven and cooktop, range hood and dishwasher plus there is a fridge included in sale and there is lots of cupboards and additional storage

Updated bathroom with shower over a bath, vanity, toilet and window for ventilation

Large bedroom that can fit a king size bed with a double sliding robe and North facing window

Electric hot water system privately located in the kitchen behind the cupboards

Communal/lockable bike storage within the development

Communal/lockable laundry within the development

No lifts, gyms or pools making it a simple and cheap strata

#### The Offer Process:

To help buyers on value, we advertise a guide price which your offer must exceed

Offers can be subject to finance or unconditional and on a contract (preferred)

Offers are confidential & will not be disclosed to other buyers for privacy purposes

We help negotiate amendments to the contract such as settlement dates or exchange deposits

A 5% deposit is acceptable via eft just prior to exchange of contracts

We have a solicitor allocated who can provide a FREE contract review and a Section 17 if you wish to waive your cooling off and exchange faster