

21/7 Hopegood Place, Garran, ACT 2605



Apartment For Sale

Wednesday, 19 June 2024

21/7 Hopegood Place, Garran, ACT 2605

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 109 m2

Type: Apartment



Lauryn MeredithRettie
0488999322



Troy Reddick
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Auction: 18/07/2024

Please note this home will go to auction on Thursday 11th July 2024 at 5:00pm at Ray White Canberra - 14 Wales Street Belconnen, unless sold prior. Perfectly positioned in the sought after Como complex, this top floor, two bedroom ensuite apartment must be seen to be fully appreciated. From the moment you enter you'll be impressed by the spacious design, the high level of inclusions, and the abundance of natural light, thanks to the northerly aspect. The appealing aesthetics and wide open greenspace make this one of the most attractive complexes in the Woden Valley, ensuring the home a must see for first time buyers, professional couples and early retirees. The home has been superbly maintained and improved over the years, allowing the next owner to simply move in, unpack and enjoy. Being an end unit means you have additional natural light and only one adjoining neighbour for additional privacy. The open plan living area faces due north for maximum winter sun, and opens onto a private balcony with views over the common grounds. The modern kitchen includes quality stainless steel appliances and ample cupboard space, while both bathrooms are immaculate and finished in neutral tones. What really sets this home apart from the competition is the long list of extras and inclusions. Ducted gas heating and six star energy rating ensure year round comfort, freshly painted and new carpets throughout, dishwasher, microwave and dryer all included, near new off peak hot water, spa bath in main bathroom, plus loads of storage options. You also have your own double lock up garage in the downstairs basement, which can be controlled from inside the apartment. The location is unbeatable. Walking distance to Canberra Hospital, Garran Shops and Garran Primary, as well as easy access to CIT and Woden Town Centre. If you love spending time outdoors you'll appreciate the close proximity to Federal Golf Course, Red Hill Nature Reserve plus the numerous parks and bike paths that Garran is well known for. House Size: 109sqm Rates: \$556 per quarter Body Corp: \$966.08 per quarter EER: 6 stars