

# 28/21 Wiseman Street, Macquarie, ACT 2614

STONE

## Apartment For Sale

Thursday, 16 May 2024

28/21 Wiseman Street, Macquarie, ACT 2614

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Sam Dyne

0262538220

**\$260,000+**

Welcome to your perfect urban retreat in the heart of Macquarie! This stunning 1-bedroom apartment is ideally situated just meters from local shops, offering unparalleled convenience for all your daily needs. Step inside and be greeted by a spacious and modern living area, seamlessly extending to a large balcony. Here, you'll enjoy breathtaking views that make it an ideal spot for morning coffee or evening relaxation. The apartment boasts a generously sized kitchen, complete with top-of-the-line appliances and ample counter space, perfect for both casual meals and gourmet cooking. Experience the best of Macquarie living in this well-appointed apartment, where comfort meets convenience. Don't miss out on this opportunity to make it your new home!

**Features Overview:-** East-facing- Single level floorplan, located on the 2nd floor- Large kitchen, full-length balcony and European laundry- Located within walking distance of all of the amenities on offer at Jamison Shopping Plaza- NBN connected with Fibre To The Node (FTTN)- Age: 15 years (built in 2009)- Units plan number: 3340- EER (Energy Efficiency Rating): 6.0 Stars

**Development Information:-** Name of development: Kelkiah- Number of dwellings in development: 44- Strata management: LMM Solutions

**Sizes (Approx)-** Internal Living: 65 sqm- Balcony : 13 sqm- Total residence: 78 sqm

**Prices- Strata Levies:** \$1300 per quarter- Temporary Special Levy: \$1429 per quarter- Rates: \$356 per quarter- Land Tax (Investors only): \$448 per quarter- Conservative rental estimate (unfurnished): \$450 per week

**Inside:-** Spacious 65 sqm 1-bedroom apartment- Large full-size kitchen with dishwasher- European laundry- Large bedroom with direct access to balcony- East-facing floorplan provides stunning morning light- Washing machine and dryer included

**Outside:-** Located in the heart of Macquarie.- Meters to shops, chemists, restaurants and more.- Large east-facing balcony- Single carpark in secure basement with storage cage

**Inspections:** We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au)

**Disclaimer:** The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.