

29/1 Eldridge Crescent, Garran, ACT, 2605



Apartment For Sale

Friday, 2 August 2024

29/1 Eldridge Crescent, Garran, ACT, 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Fenwick Living!

Situated in the gorgeous 'Fenwick' complex, this apartment is perfect for the executive couple, downsizer or the keen investor. The property is situated in the heart of Woden, close to the Canberra Hospital, sporting facilities and with easy access to Westfield.

Bathed in natural light, the apartment incorporates three large bedrooms and an ensuite with stylish open plan living, the apartment plays host to large lounge and dining areas which flow to the spacious north easterly balcony overlooking the trees and gardens below. The master features a walk through robe to the large ensuite. Bedrooms two and three are both well-proportioned and also have garden views.

The kitchen is fitted with quality SMEG stainless steel appliances and is truly an entertainer's delight with plenty of bench space, a large pantry and fridge cavity. The family bathroom offers an enclosed laundry and linen press taking care of your storage requirements.

On top of all of this the apartment comes with a double lock up garage (a rarity in apartment complexes) providing storage of the cars and that extra belongings. This home is sure to impress, call today or see you at the open home!

Features:

- Top Floor 3 bedroom ensuite apartment
- Large open plan living
- Spacious north easterly balcony overlooking gardens
- Master with walk in robes & Ensuite
- Induction Cooktop
- Ducted Gas Heating & Reverse cycle air conditioning
- Marble bench top
- Enclosed laundry
- Functional family bathroom
- Stylish modern living
- 2 car garage with remote access
- Security door with intercom
- Separate Laundry
- Freshly painted and New carpets.

Outgoings for the property:

- Unit Levies \$1657.64 p/q
- Water Rates \$186.7 p/q
- Rates \$600 p/q
- Land Tax \$756.81 p/q
- Rental Appraisal: \$720.00 per week
- Year Bult 2002, Number in complex: 47
- Size of apartment: 130m2 plus balcony: 12m2

Disclaimer:

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