

3/50 Moore St, Turner, ACT, 2612

Apartment For Sale

Friday, 23 August 2024

3/50 Moore St, Turner, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Mark Larmer



Jason ElKhoury

Single level, huge courtyard and private location

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Tuesday 17th September 2024. The advertised price guide is there to help give buyers a bracket to work from and may be updated as the campaign progresses. Offers prior to auction welcomed.

Available immediately, this modern, courtyard abode is an easy care, low maintenance residence located in a quiet, mature tree-lined street in the boutique, 4-storey 'Gallery' development which offers lift access from basement to all levels.

The large living areas and 66m² enclosed courtyard combine to add more space than most 2 bedroom units in the area. Uniquely located away from any roads (and their associated noise) and with no other units able to look in, the privacy and tranquillity of this unit makes it stand out from its competition.

The modern kitchen offers stone benchtops, electric oven and gas cooktop, rangehood and under bench dishwasher and the bedroom has an ensuite plus there is a second bedroom serviced by the main bathroom for convenience. To top it off, it is vacant and available immediately, so you do not have to wait for owners or tenants to relocate if you want to get settled in quickly.

The City and Braddon are so close, allowing a short walk to the Canberra Centre, North Quarter, bus interchange, ANU & much more. In fact the tram line is being extended to link directly to Woden town centre and already goes to the Gungahlin town centre so that's another benefit on your door step.

Whether it's a down-sizer's dream, a City socialite's residence, a week day crash pad, or an investment opportunity to give future capital gain and solid rental income - one thing is for sure - this apartment offers tremendous potential for all. The location is truly ideal for those who need to be close to the hustle and bustle, without the noise.

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 including the carparking and storage enclosure. 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 our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

What buyers will love the most:

- Close proximity to Braddon and City (easy and quick commute to work)
- Modern and spacious single level unit on the ground floor of a boutique development
- Huge 66m² courtyard to extend your living and entertaining options
- Corner unit so open on 2 sides (South and East)
- Away from any roads and very private with no other units able to look in
- 1 allocated car space, plus a lockable storage enclosure in restricted entry basement
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx.):

Living Size: 97.5m²

Courtyard: 66m²

EER (energy efficiency rating): 6 out of 6 stars
Level: 1 of 4 (ground)
Number of units in 'Gallery' development: 24
Age: 20 years (Building completed April 2004)
Strata levies: \$10,012 p.a.
General rates: \$2,250 p.a.
Water & sewerage rates: \$747 p.a.
Land tax (investors only): \$3,077 p.a.
Conservative rental potential (unfurnished, 12m lease): \$630/week
Balance of admin fund: \$137,402 as of 02/08/2024
Balance of sinking fund: \$320,503 as of 02/08/2024
Strata Manager: Signature Strata (Jaimii Burge) phone 61850347
Units plan number: 2347

Additional features:

Modern kitchen with stone bench tops, generous cupboards/storage options, 4 burner gas cook top with recirculating rangehood over, electric under bench oven, under bench dishwasher, 1.5 bowl stainless steel sink
Main bedroom and second bedroom each have two door sliding built in robes
Both bathrooms have shower, vanity, toilet, full height tiling
Open plan living areas with full length windows to allow in natural light
Wall mounted reverse cycle heating & cooling unit in living area
Timber-look laminated flooring throughout living, kitchen and bedrooms and tiles in wet areas
Separate laundry room
Crimsafe security sliding door on rear access to courtyard
Courtyard has paved entertaining space, water tap, power point, lighting and garden bed with boarder of mature vegetation
Audio intercom for guests
Centralised hot water system
Halogen down lighting
NBN availability - Fibre to the node (FTTN)
Pets welcome (subject to strata notification & approval)
Double sliding door storage cupboard at entry

To help buyers, we offer the following as part of our Friendly Auction System:

Written buyer price guide updated as the campaign progresses
A digital brochure with everything you need to consider a purchase including the full contract (request via email)
We refer a solicitor who can review the contract for FREE and provide a FREE Section 17 certificate to waiver your cooling off if you want to submit a pre-auction offer
Help amending any conditions in the contract such as organising an occupation agreement or variation of settlement dates
5% deposit on exchange pre-approved