

6/2 Adair Street, Scullin, ACT, 2614



Apartment For Sale

Wednesday, 31 July 2024

6/2 Adair Street, Scullin, ACT, 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



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Highly Desirable Low Maintenance Living

Relishing an elevated position with the backdrop of tree top views to the north, an enviable urban lifestyle awaits, enjoying this top (1st) floor three bedroom ensuite apartment.

Only a short stroll to Scullin Shops and Scullin Primary School, its an exciting offering for couples, young families or first time investors, seeking an entry level buying opportunity and wishing to start out in style.

Thirteen years young and set in a boutique complex of only 10 apartments, its modern interiors showcase a soft palette of warm colours, likely to compliment a wide range of furnishings.

An open living / dining / kitchen area is sit6ed to capture precious northern sun and is awash with natural light. Extending outdoors to a generous terrace, you can unwind at days end with the panoramic backdrop of city lights, while also enjoying country breezes.

Two secure car spaces in the basement complete this exciting entry level buying opportunity.

Three bedrooms

Main bedroom with ensuite

Large terrace off living area

Basement parking for two cars

Chef electric wall oven

Bosch dishwasher (2023)

Bosch induction electric hot plates (2023)

Rangehood

Internal laundry

Electric hot water (160litres)

- Living area: 77sqm (approx.)
- Terrace: 15sqm (approx.)
- UV: \$123,750 (2022)
- Rates: \$530 pq (approx.)
- Land tax (if rented): \$3,121.75 pq (approx.)
- Anticipated rental: \$620,00 - \$650.00 per week
- Body Corporate: \$1,395.02 pq (approx.)
- Energy Efficiency Rating: 5.5 star