# 6/5 Garran Place, Garran, ACT, 2605
## Apartment For Sale

**Sunday, 13 October 2024**

**Bedrooms: 2**          **Bathrooms: 1**          **Parkings: 1**          **Type: Apartment**

**Garran - Affordable Gem!**

Nestled within a cozy block of just nine units, this charming two-bedroom apartment offers a practical, open-plan design that maximizes space and comfort. The inviting living area seamlessly transitions to a spacious, partly covered balcony, creating an ideal setting for relaxation or outdoor entertaining.

The recently renovated kitchen is a highlight, featuring contemporary finishes and quality appliances. Enhancing the appeal of the living and dining areas are updated laminate flooring and reverse-cycle air conditioning, ensuring ultimate comfort year-round.

Both generously proportioned bedrooms are fitted with built-in mirrored wardrobes, providing ample storage and a modern touch. The updated bathroom is designed for convenience and is replete with a bathtub, whilst a separate laundry adds to the functionality of the space.

This apartment is perfect for buyers seeking a comfortable, low-maintenance lifestyle in a vibrant community, with the Garran shopping centre featuring supermarkets, cafes, restaurants, and medical facilities mere moments away. Don't miss the opportunity to make this delightful and unique home your own!

Highlights include:
- Updated throughout
- Quality window treatments
- One carport for convenient parking
- Proximity to local schools, shops, and amenities
- Double-glazed windows to functional areas

Outgoings:
Body Corporate Fees: $2025.00 per quarter
Land Tax: $1,034.08 per quarter
Rates: $742.00 per quarter
Year Built: 1975
Number in Complex: nine
Apartment Size: 80m2 plus Balcony: 39m2

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