

**7/27 Berrigan Crescent, O'connor, ACT, 2602**



**Apartment For Sale**

Thursday, 15 August 2024

7/27 Berrigan Crescent, O'connor, ACT, 2602

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Top floor corner residence is perfectly positioned for you to move straight into & enjoy now

Create your ideal lifestyle living high up with beautiful leafy views in this spacious 1-bedroom plus study residence freshly painted, vacant and ready to enjoy now. Perfectly positioned on the corner, this apartment offers a desirable amount of light with a large picture window and high flooring to ceiling sliding doors. And located on the top floor with only one adjoining neighbour there is plenty of peace and privacy to enjoy all year-round round.

An appealing level of space is spread throughout with a lovely combination of internal living areas that connect beautifully with the balcony and other areas of the home to ensure maximum comfort. The layout has been well-designed to cater to your lifestyle with an inviting lounge room for day-to-day living and a separate dining area with enough room for a proper eight seat table for hosting guests in style. In addition, the study room offers an extended space that can be privately closed off for working from home, studying or a home library. Set yourself outside and expand your living high up out onto the balcony that presents a relaxing and quiet settling to enjoy admiring the peaceful aspect.

Expertly positioned, the kitchen connects nicely with the dining area and delivers a practical layout that doesn't comprise on the living spaces. Boasting a modern design with stone benchtops with plenty of bench space for meal preparation, soft-close cabinetry, ample pantry and cupboard spaces, along with a Bosch dishwasher, Smeg cooktop and oven, this kitchen is highly efficient to ensure easy and simple home cooking.

Well-sized, the bedroom offers a generous space to come home to and relax in peace and comfort. The bedroom offers built-in sliding wardrobes and the convenient feature of direct access out onto the balcony through the high sliding doors that also delivers plenty of natural light into the room. The bathroom compliments the space and contemporary design of the residence with a wall-hung vanity, full-height tiling, a sizeable shower with a floating shower head, and a window for added light and reducing condensation.

In this highly desirable location, experience the luxury of living within close distance to a range of nearby shops, amenities and local transport. The Lyneham shops is just around the corner for your local shopping needs or for social lunches and coffees. The Macarthur Avenue Light rail stop is just moments away for travel options into the City, Dickson and Gungahlin precincts for work or your social enjoyment.

### Summary of features:

- [x] Elevated 1-bedroom residence with leafy street views in this quiet loop street
- [x] Freshly painted within
- [x] Separate study room with built-in storage & shelves ideal for working from home or a student studying
- [x] Perfectly positioned on the corner with only one adjoining neighbour for peace & privacy
- [x] Plenty of natural light with a lovely large picture window & a high floor-to-ceiling sliding door
- [x] Reverse cycle heating & cooling
- [x] Window treatments
- [x] Spacious open plan layout for day-to-day living in comfort & entertaining
- [x] Separate dining space for family meals & hosting guests
- [x] Entertainer's balcony perched high up with plenty of space for an outdoor lounge setting
- [x] Practical kitchen layout presenting a modern design with plenty of bench, pull out pantry & cupboard space
- [x] Smeg cooktop & oven, and a Bosch dishwasher
- [x] Soft close cabinetry
- [x] 1.5 stainless steel undermount sink
- [x] Well-sized bedroom with direct/private access to the balcony with high floor-to-ceiling sliding doors & built-in wardrobes
- [x] Contemporary bathroom with a wall-hung vanity, full-height tiling, sizeable shower with a floating shower head & a window for added light
- [x] European style laundry with a clothes dryer

- ☒Linen cupboard for household items
- ☒Basement car space with a storage shed
- ☒Vacant & ready to move in now

Key figures:

Living area: 69m<sup>2</sup>

Balcony: 10m<sup>2</sup>

Rates: \$2,338 p.a. (approx.)

Land tax (investor's only): \$3,243 p.a. (approx.)

Strata: \$4,266 p.a. (approx.)

Estimated rental return: \$540 - \$560 p.w.

EER: 6