

7/7 Hopegood Place, Garran, ACT, 2605

Apartment For Sale

Friday, 9 August 2024



7/7 Hopegood Place, Garran, ACT, 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment

Spacious, light-filled apartment in an exceptional location

Ideally positioned only moments from The Canberra Hospital and Woden Town Centre, this wonderful three-bedroom unit in 'Como' offers both quality and convenience for those wanting to maximise their lifestyle. Spacious, light-filled and easy to maintain, this home would be ideal for the first home buyer, professional couple, small family or investor.

FEATURES

- Three generous bedrooms, two with built-in wardrobes
- Ensuite to main bathroom, vanity recently replaced
- Large main bathroom with European laundry and extra storage
- Open plan living and dining room with access to balcony
- Spacious balcony offering scenic parkland views
- Kitchen with great storage and bench space
- Ducted heating and cooling throughout
- Additional reverse cycle air conditioning unit in living area
- Boasting with natural light
- Recently painted throughout
- Double lock up garage with remote access and storage cage
- Extra storage room in basement
- Quality-built complex and appealing surrounds
- Common security door fitted with intercom access
- Walking distance to The Canberra Hospital, Garran Primary School and Garran shops
- Only a short drive to Woden Town Centre and arterial roads to all areas of the City

WHAT THE SELLER LOVES ABOUT THE HOME

1. Proximity to amenities and school
2. Additional storage
3. Sun drenched during winter and cool in summer

STATISTICS (all figures are approximate)

EER: 6.0

Home Size: 127m²

Balcony Size: 10m²

Garage: 39m² + 3m² Storeroom

Construction: Circa 2001

Strata Levies: \$1,082 per quarter (admin + sinking fund)

Rates: \$629 per quarter

Rental Range: \$720 - \$740 Per week

Land Tax: \$862 per quarter (only applicable if not primary residence)

No. Units in Complex: 34