

9/3 Garran Place, Garran, ACT, 2605



Apartment For Sale

Thursday, 1 August 2024

9/3 Garran Place, Garran, ACT, 2605

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Renovated, panoramic views, vacant possession, can it get any better?

Certainly can! It is not every day a property is priced to represent great value, but when you combine commanding views over Woden Valley to the Brindabella Mountains with an open plan lounge and dining room design plus a large balcony to entertain or unwind, it is a rare opportunity.

With windows on opposite sides of the apartment enabling cross flow ventilation and every for every room to be drenched in light throughout the day, the liveability is the core difference with this apartment compared to all the others (especially those modern apartment buildings that also come with existing/possible structural or ongoing maintenance issues they don't build them like they used to in the 1970's), come and see for yourself!

Figures (approx):

Living size: 49m² Balcony size: 14m² Strata (inc admin + sinking fund): \$3,276pa Vacant possession Built: 1974
Rental return: \$425-\$450pw Should an investor purchase, Sam personally does property management in his business and can source a new tenant prior to settlement, to commence as soon as settlement occurs. Features:

Fully renovated Views across Woden Valley to the Brindabella Mountains Sliding door access to the balcony from lounge and bedroom No hallways or wasted space in the apartment Windows on both sides of the apartment = ventilation and light Spacious bedroom with sliding built-in robe Modern kitchen, gas cooking and stainless appliances including dishwasher Full height tiling, semi-frameless shower screen & quality fittings to the bathroom and laundry Reverse-cycle split system heating and cooling Location according to Google Maps:

50m to Garran shops 300m to Garran preschool and childcare centre 600m to Garran Primary 800m to Canberra Hospital Precinct 5min drive to Phillip CBD and Woden Town Centre 6min to Mawson Shopping Centre 9min drive to the Parliamentary Triangle