

14/19 Moorhouse Street, O'connor, ACT, 2602

Raine&Horne.

Flat For Sale

Friday, 9 August 2024

14/19 Moorhouse Street, O'connor, ACT, 2602

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Flat

Tranquil living in a wonderful location!

Imagine living in a bright and sunny 2-bedroom apartment nestled on a peaceful, leafy street, just moments away from the charming O'Connor shops. This isn't just a home; it's part of the popular "Greenleaves" complex, designed for residents aged 55 and over. However, it's not a retirement village, making it a unique investment opportunity for all ages.

Why You'll Love It Here:

Tranquility and Community: Enjoy the perfect blend of peace and companionship with like-minded neighbors, without the hefty costs associated with retirement villages.

Prime Location: Walk to a variety of shops, delightful restaurants, trusted doctors, and scenic bike paths. Plus, public transport is right at your doorstep for easy access to the city and beyond.

Well-Maintained Complex: Benefit from a straightforward strata title managed by an efficient body corporate that keeps the complex in top condition.

Whether you're looking for a serene place to call home or a smart investment, Greenleaves offers the best of both worlds. Secure your spot in this well-kept, secure community and enjoy the convenience and charm of the O'Connor area. Don't miss out on this exceptional opportunity!

- Just moments from O'Connor shops
- European style laundry with a full size dishwasher
- Double brick construction
- Designed for over 55's - enjoy peace & privacy
- Top floor position overlooking street & internal gardens
- Small boutique development of only 28 apartments
- Segregated bedrooms
- Two living areas & full width balcony
- Small older style complex surrounded by well-established gardens
- Carport & storage
- Loads of off-street parking
- Vacant & ready to move into now

- Balcony: 9m²
- Living area: 74m²
- Rates: \$2,751 per annum (approx.)
- Land tax: \$3,550 per annum (approx.) - investors
- Age: 35 years (Built 1988)
- Expected rental return: \$500 - \$550/week (approx.)
- Strata levies: \$3,768 per annum