

**73/3 Waddell Pl, Curtin, ACT, 2605**

**Studio For Sale**

Thursday, 18 July 2024



73/3 Waddell Pl, Curtin, ACT, 2605

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Studio**

## **Studio apartment in established suburb!**

An outstanding opportunity to purchase within one of Canberra's most desirable suburbs. This neat and tidy apartment will appeal to a range of astute buyers looking to establish themselves in the Canberra property market.

Inside you will find a neat studio apartment, the kitchen includes electric booking, a good selection of cabinets, and ample bench space. The living/bedroom space offers a selection of uses based on your needs. The bathroom includes a shower, toilet, and vanity, and has received some updates in previous years.

The desirable outlook is a testament to the established suburb, with nearby reserves, ovals, and parkland. Just across the road, you'll find the Curtin shops which is home to the local supermarket, a popular bakery, cafes, and local restaurants.

Curtin is located a short distance from both the Woden Town Centre, The Inner South Precinct, and Canberra City Central.

Currently rented for \$340pw.

Neat kitchen

Electric appliances

Shared laundry

Close to transport

Stroll to Curtin shopping center

Rates: \$509pq

Land tax: \$557pq

Body corp: \$1,056pa

EER: 6.0

Living: 32m<sup>2</sup>