

**4/13A David Street, O'connor, ACT, 2602**



**Townhouse For Sale**

Thursday, 18 July 2024

4/13A David Street, O'connor, ACT, 2602

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Intimate 2 bedroom in the heart of the Inner North.

Set back from the hustle and bustle but within arm's reach of everything central Canberra offers, this northerly facing, unique townhouse style apartment is the largest of only 6 properties in a boutique development. Freshly painted and re-carpeted, offering 2-bedrooms, 2-bathrooms with spacious open plan living that extends seamlessly to a balcony and courtyard perfect for outdoor entertaining or pets.

A contemporary, industrial design with exposed brickwork and polished concrete that sets the tone for this modern and intimate complex. The northerly facing living area incorporates a kitchen fit for the accomplished cook with gas cooktop, dishwasher and plenty of storage. A large laundry and powder room complete the downstairs area, a feature rarely found in similar properties and sure to be appreciated.

Both bedrooms are enormous in size and enjoy plush new carpet, both include built in robes and the main bedroom offers a sizeable ensuite. The main bathroom is modern and functional in its design, allowing this abode to accommodate an array of buyers including downsizers, professional couples, students or a young family.

The spacious courtyard enjoys established garden beds with newly planted pittosporums which are sure to create an even more private oasis. The common complex area just behind the courtyard offers an excellent opportunity for a great veggie garden, while the established fruit trees already add excellent colour.

A location that needs no explanation, the ability to stroll to the light rail or straight into the city and Braddon is a convenience sought after. An exclusive public school catchment area which provides priority enrolment to Turner Primary School and Lyneham High - an undeniable attraction, in addition to the close proximity to ANU. While all professionals working in the city will benefit from the ability to leave their car in the secure garage and enjoy a quick commute to work each day or social activities on a weekend.

Unlike anything else in the immediate area, this intimate townhouse style residence provides a great opportunity to break into the Inner North for investors or live in owners alike. Scheduled for auction but offers prior will be considered, so enquire today to receive more information and book an inspection.

### Features

- Northerly facing, townhouse with spacious courtyard and gardens.
- Intimate development of only 6 properties
- Sought after Inner North location
- Freshly re-painted and re-carpeted.
- Enormous bedrooms with built in robes
- Ensuite with main bedroom
- Split system air-conditioning
- Open plan living with polished concrete and modern kitchen
- Outdoor entertaining extends the indoor living area
- Fully fenced courtyard with established garden beds, perfect for pets.
- Communal gardens with established fruit trees and veggie garden potential.
- Close to public transport especially light rail
- Close proximity to ANU, Braddon, CBD & O'Connor Shops

Apartment Size: 106m<sup>2</sup>

Courtyard Size: 38m<sup>2</sup>

Year of Construction: 2009

EER: 5.0

Outgoings:

General Rates: \$628 p/qtr (approx.)

Land Tax (investors): \$462 p/qtr (approx.)

Body Corp Levies: \$1,222 p/qtr (approx.)

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