

11/19 Norton Street, Evatt, ACT 2617



Unit For Sale

Friday, 5 July 2024

11/19 Norton Street, Evatt, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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Offers Over \$500,000

Set in the small, modern development at 'Norton Ridge', this single level 2 bedroom feels more like a townhouse than a unit. #11 is located at the very end of the development on the North/East corner and being on the ground floor it gets the benefit of an extra 48m² of courtyard not normally associated with unit living, perfect for pets, gardeners and those that want to get some sunshine. The courtyard has a large paved entertaining space and garden beds which could give you the excuse you have been looking for to establish a vege and herb garden. Another surprising addition to this wonderful abode is in the remote, double garage in the basement. This a very rare offering in unit living (you normally get open car spaces) so it could also be an excellent additional storage option if you only need to accommodate one car. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen. This property makes living cool, calm & care-free and with vacant possession on offer you could be unlocking your new front door sooner than you think. Make sure to watch our detailed, walk through video it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it. To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email and it will be automatically sent to you.

Property features:

- Ground floor with large courtyard and gate to allow easy entry/exit from the street, great for when it's time to walk the dog or go to the local shops
- Single level and located at the end of the row
- Windows on 3 sides and only shares 1 wall with a neighbour
- North/East corner of the building
- Light, bright and airy
- Modern kitchen with stone benchtops, electric oven & cooktop plus a dishwasher
- Bedrooms are both segregated away from the living areas and have built in robes
- Bathroom has large shower, toilet, vanity, heat lamps & floor to ceiling tiles
- Gas hot water system
- NBN (Fibre to the node)
- European style laundry plus a clothesline in the courtyard
- Reverse cycle air conditioning wall unit in living area
- Courtyard has a mix of paved entertaining area and garden beds
- Remote accessed basement parking where you get a fully enclosed double garage
- Currently vacant and ready for you now, early access prior to settlement available
- Flexible settlement options available if you have another property you want, or need, to sell 'Norton Ridge' development
- Boutique development of just 11 units
- Surrounded by established houses in a family friendly residential suburb
- Pet friendly development (subject to strata notification)
- Units Plan 3578 – managed by CIVIUM

The area:

- The home is located in a family friend area, close to a wide range of conveniences, schools and more including:
- Evatt shops featuring, IGA supermarket, Takeaway, Café, Bakery, Chemist, Newsagent, Hairdresser and Herberts for dinner and a beer
- Lots of paths to walk your dog or to just get outdoors including Ginninderra Creek and Mt Rogers
- Evatt Primary, Miles Franklin, St Monicas schools are within walking distance

The Numbers: (approx.)

- Living size: 75m²
- Courtyard: 48m²
- Garage: 39m²
- Total: 162m²
- Age: 13 years (built 2011)
- Water & sewerage rates: \$702 p.a.
- General Rates: \$2,262 p.a.
- Strata levies: \$5,640 p.a.
- Rental Potential: \$500/week
- Land Tax (investors only): \$3,173 p.a.
- EER: 6 stars
- Balance of the admin/sinking fund \$84,340 as of 26/04/24

To Help Buyers

- We advertise a guide price which your offer must exceed.
- Offers can be conditional (subject to finance/valuation) or unconditional and on a contract with a waiver of the cooling off (preferred)
- We have a solicitor pre-allocated to provide a FREE contract review and section 17 if required
- All offers are confidential & will not be disclosed to other buyers for privacy purposes
- A 5% deposit is acceptable