

# 12/3 Towns Crescent, Turner, ACT 2612



## Unit For Sale

Sunday, 23 June 2024

12/3 Towns Crescent, Turner, ACT 2612

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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## Offers over \$485,000

This attractive, light filled, low maintenance, one bedroom apartment in 'Vue East' is a not-to-be missed opportunity. Located in the sought after and leafy Inner North suburb of Turner and situated on the middle level of this 3-level, boutique development and with a direct North aspect, this modern apartment is a standout. The open-plan, tiled living area opens from the modern kitchen which offers stainless-steel Bosch appliances and stone bench top. The bedroom with its new carpets also has a North aspect and mirrored sliding door robes while being large enough to accommodate a Queen bed comfortably. The bathroom has full height tiling, a large shower recess, vanity with mirror over and toilet. The laundry is located in the bathroom and includes a wall hung dryer and corner tub and space for a washing machine, you will also find an additional store cupboard at the entry. With a high level of inclusions, coupled with a large, North facing, fully covered balcony, this apartment is a lovely space to enjoy all year round. Minutes away from the light rail and within walking distance to ANU, Braddon's lively hospitality scene and even Canberra Civic Centre - yet, positioned in a quiet spot, the location is truly ideal for the busy City-goer who needs to be close to the hustle and bustle, without the noise. Whether it's a down-sizer's dream, a City socialite's residence, a week day crash pad, or an investment opportunity to give future capital gain and solid rental income - one thing is for sure - this apartment offers tremendous potential for all. In addition, its vacant and available immediately, however, flexible settlement options are also on offer. 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 as well as the facilities and carparking. 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, please send us an email from any of the portals noting your full name and mobile number and it will be automatically sent to you.

**Features Overview:**

- Modern inclusions
- Direct North facing aspect to living area and bedroom
- Single level floorplan
- Positioned on level 2 with lift access from basement and ground direct to your level
- New carpet in bedroom
- Vacant & available immediately (no waiting for owners or tenants to relocate)
- Option for early access prior to settlement via an occupation agreement
- Flexible settlement dates if you have another property you want, or need, to sell or to give more time to secure financing
- Offers are presented to owner as they come in, no campaign timeframe to wait for

**The numbers:**

- Living area: 53.5m<sup>2</sup>
- Size of covered balcony: 12m<sup>2</sup>
- Level in building: 2 of 3
- Age of unit: 11 years. (built 2012)
- General Rates: \$2,127 p.a.
- Water & sewerage rates: \$740 p.a.
- Land Tax (investors only): \$2,747 p.a.
- Strata levies: \$4,320 p.a.
- Energy efficiency rating (EER): 6 out of 6 stars
- Name of development: Vue East
- Number of units in development: 30
- Builder/developer: M Homes
- Rental Potential: \$500/week
- Strata manager: Bright and Duggan - phone (02) 61563305
- Units plan number: 3768
- Balance of administration fund as of 13/05/24: \$208,545
- Balance of sinking fund as of 13/05/24: \$39,505

**More detail:**

- Large bedroom fit for a queen size bed with a mirrored, two door, sliding robe
- Spacious and open-plan living and dining area with sliding door access to covered balcony which has elevated outlook to the North
- Wall mounted reverse cycle wall unit in main living area (heating and cooling)
- Kitchen has stone benchtops, Bosch appliances including four burner electric cooktop, stainless steel electric oven and under bench dishwasher as well as an externally ducted rangehood and a 1 ½ bowl sink, also a large fridge cavity and ample cupboards
- Main bathroom features two heat lamps, floor to ceiling tiling, a vanity with storage under and a frameless mirror over, toilet & an extra-large shower
- Laundry includes a wall-hung dryer, tub, instantaneous electric hot water system and room for a washing machine all tucked behind concertina doors
- Linen cupboard at entry with shelving
- Halogen downlighting throughout

**The Development**

- Located in the 'Vue East' building of the 'Vue Precinct' which comprises 3 separate buildings
- Three level complex of just 30 apartments completed in 2012
- Allocated basement parking space and lockable storage enclosure
- Lift access from basement and ground to deliver you just meters from the front door
- Attractively landscaped grounds including an internal courtyard for use of all residents
- Voice intercom access for guests so you can buzz them into the development and direct to you without leaving your front door

To help buyers, we offer the following:

- Written buyer price guide, which your offer must exceed
- Confidential offer process meaning one buyers' offer will not be disclosed to any other buyer and offers are taken to the owners as they come in with no specific end date to the campaign allowing a quicker response to each offer
- A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the portals)
- We refer a solicitor who can review the contract for FREE
- Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period and submit an unconditional offer
- Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval
- 5% deposit on exchange pre-approved