

**18/10 Hopegood Place, Garran, ACT, 2605**



**Unit For Sale**

Friday, 16 August 2024

18/10 Hopegood Place, Garran, ACT, 2605

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



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## Single level cosmopolitan lifestyle

Located in the classic 'De Villier' complex, this spacious ground floor apartment offers the very best of cosmopolitan living. Featuring its own courtyard entrance and a large living space with an abundance of natural light throughout, a private north facing terrace balcony, and views across the treetops.

Inside, the modern kitchen boasts integrated stainless steel appliances and generous bench space. The massive living area is balanced by three bedrooms, with the master featuring a walk-in robe and ensuite bathroom. The full-function European laundry is conveniently tucked out of sight in the main bathroom cupboard. New carpet and zoned underfloor heating means you'll be comfortable in the colder months. Rounding out the home is a secure double garage with a remote controlled door.

Within walking distance to Garran Primary, The Canberra Hospital, Garran Medical Centre and Garran shops. Close to Westfield Woden, bars, cafes, restaurants and public transport. Close to business, Parliament, the airport and CBD, nowhere is hard to get to.

Your new home features:

- Spacious ground floor three bedroom, two bathroom, two car garage apartment
- Landscaped private courtyard entrance
- Views across treetops from the open plan living, dining and kitchen area
- Full length terrace balcony with access from living room and main bedroom
- Large main bedroom with walk in robe plus ensuite
- Second bedroom with built in robe
- Contemporary main bathroom with fantastic storage and shower with bath
- European laundry with clothes dryer included
- Beautifully designed modern kitchen with stone benchtops and dishwasher
- Zoned underfloor heating throughout
- Large linen press
- Abundance of storage
- New carpet throughout
- Extraction fan system separate from other apartments in the complex
- Secure building with intercom access
- Secure double garage with remote controlled door
- Walking distance to Garran Primary School, The Canberra Hospital, Garran Medical Centre and Garran shops
- Close to Westfield Woden and major arterial roads to the city
- Easy access to public transport

STATISTICS (all figures are approximate)

EER: 6

Built: 2000

Home Size: 151 sqm

Internal Living: 125 sqm

Terrace Balcony: 26 sqm

Garage: 30 sqm

Rates: \$637 pq

Strata Levies: \$1,422.35 pq (admin + sinking fund)

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout and descriptions.