

33/17 Eldridge Crescent, Garran, ACT 2605

maloneys

Unit For Sale

Tuesday, 28 November 2023

33/17 Eldridge Crescent, Garran, ACT 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 121 m2

Type: Unit



Peter Maloney
0262320100



Sue Maloney
0418654063

\$790,000

Enjoy the expansive living area with high ceilings and abundant natural light, providing a warm and inviting atmosphere for family gatherings or entertaining friends. The stylish kitchen is equipped with ample storage and a sleek design that will delight any aspiring chef. Unwind in the generous master featuring a private ensuite and walk-in robe. Each bedroom is thoughtfully designed for comfort and relaxation which are perfect for family members or guests. Step outside to your private balcony, perfect for alfresco dining or enjoying a morning coffee. With a double garage, you'll have peace of mind knowing your vehicles are protected in this secure and convenient location. Situated in Garran, you're just moments away from Schools, Parks, Westfield Woden, Canberra Hospital, and major transport routes. Property Features: - High ceilings - Natural light - Balcony perfect for alfresco dining or enjoying morning coffee - Double garage - Close to Schools, Parks, Westfield Woden and Canberra Hospital Property Details: - Living Size: 121m² - Balcony Size: 10m² - Garage: 36m² - EER: 6.0 Outgoings: - Rates: \$534.01 approx. per quarter - Land tax if payable: \$676.40 approx. per quarter - Levies: \$1,181.43 approx. per quarter Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities in regards to any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.