

34/2 Eldridge Crescent, Garran, ACT, 2605



Unit For Sale

Friday, 18 October 2024

34/2 Eldridge Crescent, Garran, ACT, 2605

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit



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A relaxed and convenient lifestyle in a parkland setting.

Situated in the sought-after Glendale complex, this spacious three-bedroom apartment is the best of quiet Canberra living. With a private entrance, the apartment boasts a large living area with unobstructed floor to ceiling glass doors, complemented by a spacious terrace balcony that offers picturesque and expansive garden views.

The classic kitchen features integrated stainless steel appliances and an ideal layout, with generous bench and bar space, making it ideal for cooking and entertaining. The expansive living area is balanced by three well-sized bedrooms, including a master suite complete with a walk-in robe and ensuite bathroom. A full-function European laundry is conveniently tucked away in the main bathroom cupboard. To ensure comfort during colder Canberra months, the apartment is equipped with ducted reverse cycle heating and cooling. Additionally, a secure double garage with a remote-controlled door rounds out the home's features and provides easy access to parking.

Garran Primary, The Canberra Hospital, Garran Medical Centre, and local shops are all within walking distance, and enjoy easy access to Westfield Woden, as well as nearby bars, cafes, and restaurants. Public transport is readily available, making trips to business districts, Parliament, the airport, and the CBD a breeze.

Your new home features:

- Spacious three bedroom, two bathroom, two car garage apartment
- Landscaped communal parkland views
- 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 kitchen with stone benchtops and dishwasher
- Abundance of storage
- Ducted reverse cycle heating and cooling
- 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: 5.5

Built: 2000

Home Size: 160 sqm

Internal Living: 130 sqm

Terrace Balcony: 25 sqm

Entrance Balcony: 5 sqm

Garage: 30 sqm

Strata Levies: \$1,571.07 per quarter (admin + sinking fund)

Rates: \$637 per quarter

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.