

# 18/181 McBryde Crescent, Wanniasa, ACT, 2903

## Apartment For Sale

Wednesday, 4 December 2024

18/181 McBryde Crescent, Wanniasa, ACT, 2903

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Mark McCann

## Quality unit in Kimberley Gardens

With convenience at your doorstep, this meticulously maintained home offers fresh updates and thoughtful inclusions that maximise your quality of living. Providing two bedrooms, a lovely large living space and private balcony that highlights the elevated position, this upstairs unit will deliver for first home buyers, downsizers or investors.

Internally, the home is generous and enjoyable with updated features including fresh paint, new curtains with new high-quality lighting, exhaust fans and power points recently fitted. The kitchen sits centrally with plenty of natural light and a new Chef electric oven and stove. The open plan living and dining space offers plenty of potential for furnishing with the ability to create living zones depending on your needs. There is a reverse cycle unit here and direct access outside onto the private balcony.

Both bedrooms are a good size with built in robes, new curtains and frames. There is effortless access to the bathroom, that includes a modern vanity, shower, freestanding bathtub and laundry facilities. This space has been updated over the years, most recently, it has been freshly regouted. For the convenience of busy families, there is a separate toilet.

Outside, the pergola has had some updates including the balustrade restoration plus freshly cleaned and resealed gutters for your peace of mind during unpleasant weather. The lighting has been updated and there is a fold down clothesline. There is a single carport with a lockable storage area and the home is conveniently within walking distance to Erindale Shopping Precinct where you will find everything you need including groceries, medical services, recreational facilities plus cafes, restaurants and public transport links.

- ☑ Well maintained unit in Kimberley Gardens
- ☑ Upstairs position with private balcony
- ☑ Two bedrooms, both include built in robes
- ☑ Central kitchen with updated Chef oven/stove
- ☑ Light filled living with reverse cycle unit
- ☑ Bathroom has bathtub and laundry facilities
- ☑ Freshly painted with new, quality lighting
- ☑ Single carport with small storage area
- ☑ Walking distance to Erindale Shopping Precinct

\* Body Corporate: \$2,409p.a (approx)

\* Rates: \$2,412p.a (approx)

\* Land Tax: \$3,218p.a (investor only)

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.