

609/155 Northbourne Ave, Turner, ACT, 2612



Apartment For Sale

Thursday, 24 October 2024

609/155 Northbourne Ave, Turner, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment

Single level living with uninterrupted outlook to Black Mountain from this extra-large abode

Please note, if not sold prior, this property will be going to auction on site, 12:30pm Wednesday 20th November 2024. The advertised price guide is there to help give buyers a bracket to work from and may be updated as the campaign progresses. Offers prior to auction are welcomed.

Available immediately, this modern, low maintenance residence is located in the sought-after 'Space 1' development. Uniquely located away from any major roads and high up on the sixth floor, it offers a quiet haven and sweeping skyline views. With no other units able to look in, the privacy and tranquillity of this unit makes it stand out.

The ultra-large living areas and private balcony combine to add a lot more 'Space' than most 2 bedroom units in the suburb. With easy lift access from the basement car park to every floor, there are no stairs to navigate. The double-glazed windows improve both the energy efficiency and peacefulness of the unit.

The City and Braddon are so close, allowing a short walk to the Canberra Centre, North Quarter, bus interchange, ANU & much more. And with a tram stop on your doorstep, you can easily get to Gungahlin and soon, Woden town centre, without battling traffic.

Whether it's a down-sizer's dream, a City socialite's residence, a professional couple's stress free abode, a week day crash pad, or an investment opportunity to give future capital gain and solid rental income - this apartment offers tremendous potential for all.

Get a glimpse into your new life by watching our detailed walk through video prior to your inspection (and after!). It's our 24/7 salesperson, allowing you to get an excellent feel for the features and benefits of this unit including the spacious living quarters, outdoor dining opportunities, unparalleled views, secure car parking and generous lock up storage. It's the most informative property video you will watch during your search, but don't just take our word for it

To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

Close proximity to Braddon and the City

Modern and extra-large, fully single level unit

Positioned with an unrestricted and elevated outlook to Black Mountain

Away from any roads/road noise and very private with no other units able to look in

Balcony opening off living and main bedroom extends your entertaining options

2 allocated, side by side car spaces, plus 2 separate lockable storage enclosures on basement level 2

Vacant possession, so no need to wait for owners or tenants to relocate

Early access available via an occupation licence, if you need to move in before settlement

Flexible settlement options, if you have another property you need to sell or to have more time to secure financing

Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx.):

Living Size: 121m²

Balcony: 15m² off living and main bedroom + 3m² off 2nd bedroom

EER (energy efficiency rating): 6 out of 6 stars

Level: 6 of 7

Number of units in 'Space 1' development: 92

Age: 20 years (Units plan registered Nov 2004)

Strata levies: \$7,782 p.a.

General rates: \$1,976 p.a.
Water & sewerage rates: \$747 p.a.
Land tax (investors only): \$2,424 p.a.
Conservative rental potential (unfurnished, 12m lease): \$820/week
Balance of admin fund: \$140,156 as of 14/10/2024
Balance of sinking fund: \$184,293 as of 14/10/2024
Strata Manager: L J Hooker Strata phone - 1800383333
Units plan number: 2737

Additional info:

Modern kitchen with stone bench tops, generous storage options, 4 burner electric cook top with recirculating rangehood cover, electric under bench oven, integrated under bench dishwasher, included microwave, 1.5 bowl stainless steel sink and even a water filter tap
Main bedroom has sliding door access to balcony, walk through build-in robe with custom joinery into an ensuite which has a toilet, custom floating vanity and large shower recess with full height tiling
The second bedroom has custom joinery in the built in robe and sliding door access to a private balcony with West aspect
The main bathroom has a shower over a bath, custom floating vanity, toilet, full height tiling
Open plan living areas with high ceilings and full length double-glazed and tinted windows and sliding doors to allow in natural light
Purpose built study with desk and shelving, plus power and internet connection outlet
Laundry is located next to the study and has a tub, bench, storage shelving and dryer included in the sale
Large, covered balcony is very private with no other units able to look in and has roll down awnings to semi-enclose the space
Video intercom for guests to gain entry to the building and access your unit without leaving your front door
Electric hot water system 250 litre
Halogen down lighting throughout
NBN availability - Fibre to the node (FTTN)
Pets friendly development
External security cameras around the development
Excellent storage options throughout, including custom joinery in the entry and hallway
The external cladding has been replaced and the building is now fully compliant with legal requirements. This cost (over \$35K) has been paid upfront
Special condition in contract allows for a \$11,000 rebate on settlement to put towards a new ducted reverse cycle air conditioning system of buyers choice with access allowed prior to settlement to install

To help buyers:

Written buyer price guide updated as the campaign progresses
A digital brochure with everything you need to consider a purchase including the full contract (request via email)