

7/8 Gould Street, Turner, ACT, 2612

Apartment For Sale

Thursday, 5 December 2024

7/8 Gould Street, Turner, ACT, 2612

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Elevated Northerly aspect over a wide and leafy street and updated throughout

This perfectly positioned abode, safely and privately positioned on the 1st level of this boutique, low rise development is a convenient walk to the Canberra Centre, North Quarter, bus interchange, ANU & much more - perfect for those wanting a central location with everything at their fingertips. In fact its so convenient you might not even need to use the allocated car space in the basement with the accompanying storage enclosure.

This updated, single level apartment has a generous 86m² of open plan living space that opens through double glazed, stacking doors on to a fully covered balcony that runs the length of the unit enjoying a elevated Northerly aspect into mature street trees that are characteristic of this established suburb. Both bedrooms, each with built in robes, are positioned away from the living areas and each has access to their own bathroom.

Your next chapter is calling your name & having a home sweet home to call your own is right here, especially with vacant possession and early access available, you could be unlocking your new front door sooner than you think.

Make sure to watch our detailed, walk through video prior to your inspection (and after), it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this unit and the basement carparking/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 the sales campaign and the full contract, please send us an email from any of the web portals and note your full name and mobile number and it will be automatically sent to you.

Features overview:

A modern and spacious open plan unit with elevated Northerly outlook into tree-lined street

Completely single level floorplan located on level 2 not able to be looked into by other units

Fully covered balcony which is North facing and has lighting, power and tiled flooring

Ducted reverse cycle air conditioning

New carpets in bedrooms

All surfaces freshly painted throughout

Brand-new LED downlighting throughout

Internal access from the basement and foyer direct to the front door

One allocated car space plus a lockable storage enclosure in restricted entry basement

Vacant & available immediately (no waiting for owners or tenants to relocate)

Option for early access prior to settlement via an occupation licence

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

The Numbers (approx):

Living size: 86m²

Balcony size: 12m²

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

Level: 2 of 3

Total number of units in development: 10

Strata levies: \$7,316 p.a.

General rates: \$2,888 p.a.

Water & sewerage rates: \$670 p.a.

Land tax (investors only): \$4,044 p.a.

Total balance of admin and sinking funds: \$187,112 as of 21/11/2024

Age: 18 years (Built 2006)

Rental potential (unfurnished): \$670/week

Strata Manager: Bright and Duggan, phone: (02) 61563305

Units Plan: 2962

Developer: AJV Constructions

More detail:

Modern kitchen overlooking the living space includes stone bench top, island bench with 1.5 bowl sink, stainless steel electric oven, 4 burner gas cooktop (a rarity in apartments) with ducted rangehood over, under bench dishwasher, fridge/freezer, microwave

Tiled living spaces with full height, double glazed, stacking glass doors that span the entire width of the unit and opening out to the covered terrace

Bedrooms 1 and 2 are located next to each other at the rear away from the living spaces

The main bedroom has an ensuite and the bathroom is right next to the second bathroom to act like an ensuite

Each bathroom has a vanity with wall mirror over, toilet, corner shower

Both bedrooms have windows facing South and mirrored, sliding door robes and can accommodate a queen-sized bed and side tables

European laundry is next to main bathroom and has a corner tub with storage under and come with washing machine and wall hung dryer included

Dual roller blinds in living area over the glass stacking doors and single roller blinds in bedrooms

Electric hot water system located on balcony

Audio intercom for guests to access the foyer and get to your front door without you leaving the unit

To help buyers, we offer the following:

Written buyer price guide, which your offer must exceed

Confidential offer process meaning one buyers' offer will not be disclosed to any other buyer and offers are taken to the owners as they come in with no specific end date to the campaign allowing a quicker response to each offer

A digital brochure with everything to consider a purchase, including the full contract (request this via email from any of the portals)

We refer a solicitor who can review the contract for FREE

Same solicitor can provide a FREE Section 17 Certificate to waive the cooling off period and submit an unconditional offer

Free valuation(s) on other properties you own to help establish your current equity base and assist with your finance approval

5% deposit on exchange pre-approved