

**14/10 Hopegood Place, Garran, ACT, 2605**



**Unit For Sale**

Thursday, 26 December 2024

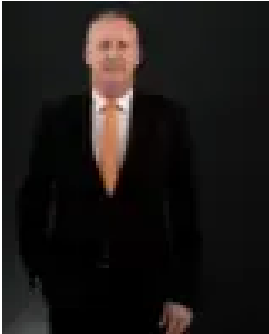
14/10 Hopegood Place, Garran, ACT, 2605

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Glen Kingston  
0262824488

## **The De Villier Complex - convenience and desirable location.**

The first availability to view this home will be on the 11th January. We look forward to showing you through in 2025.

We are excited to present this wonderful two-bedroom, two-bathroom apartment, complete with an additional powder room and double car parking-features that are rare to find in this highly sought-after location.

### Property Highlights:

**North-facing First Floor:** Enjoy abundant natural light throughout the living area and one of the bedrooms. Step out onto the private balcony, perfect for relaxing or entertaining.

**Spacious Living Areas:** The open-plan design connects the kitchen, dining, and lounge areas, offering a comfortable space for modern living. One bedroom features an ensuite, while the second bedroom is near the entry, also with an ensuite. A separate laundry and additional toilet are located off the main hallway for added convenience. (3 toilets in total)

**Secure Parking:** Two underground car spaces are included, accessed through a private remote-controlled garage door.

**Key access to the stairwell** ensures both privacy and security.

**Well-Maintained Complex:** The gardens and surrounding green belt areas are beautifully cared for, offering a peaceful, nature-filled environment.

### Location:

**Schools:** This property is located within the catchment area for Garran Primary (currently undergoing exciting development), Alfred Deakin High School, and Canberra College.

**Outdoor Living:** Ideal for nature lovers, with Red Hill walking trails, the Federal Golf Course, and easy access to the Phillip and Woden precincts, all within walking distance

Conveniently located to Canberra Hospital, National Capital Private Hospital, Ochre Medical Centre, Garran Primary School, Alfred Deakin High School, Canberra College, Garran Shopping Centre and convenient public transportation.

### FEATURES:

- \* 2 Bed / 2 Bath (3 x Toilets)
- \* Two underground car spaces secured by private remote garage door.
- \* Large living area.
- \* Curved ceilings.
- \* Intercom access.
- \* Built in robes both bedrooms.
- \* Ducted gas heating.
- \* Established gardens and grounds.
- \* Walking distance to Garran Primary School, Garran shops.
- \* 2 Minute walk to Canberra Hospital.
- \* Short drive to Alfred Deakin High School and Westfield Woden.
- \* Proximity to the City, Braddon, New Acton and Kingston Foreshore.
- \* School catchment zones.

### SPECIFICATIONS:

- \* EER: 6.0
- \* Living: 109m<sup>2</sup> (Total)
- \* Garage: 45m<sup>2</sup>
- \* Body Corp: \$1,272 P/Qtr

\* Rates: \$491 P/Qtr

\* Land tax: \$2,600pa (Investors only)

\* Construction: 2001

Strata \$1,272 P/Qtr