

**2/52 MacLeay St, Turner, ACT, 2612**

**Unit For Sale**

Thursday, 7 November 2024



2/52 MacLeay St, Turner, ACT, 2612

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brett Hayman  
0261757414

## Great location, privacy and convenience

Discover a perfect blend of privacy and convenience in this stylish single-bedroom unit, ideally located in Canberra's sought-after Inner North. Part of a secure, nine-unit complex, this home offers the tranquility of a leafy front courtyard with mature hedging, ensuring privacy and a lovely outdoor area to relax or entertain.

A hallway entrance leads to the living space, with large, double-glazed sliding doors ensuring that the home is filled with natural light, creating a bright and welcoming atmosphere in the open-plan kitchen, living, and dining area. The kitchen is equipped with a quality Bosch electric cooktop, perfect for easy meal preparation.

The bedroom is thoughtfully connected to the dual-access bathroom, providing convenience for both residents and guests. With dual access from the front sliding doors and rear entry, this unit is designed for effortless living. Climate control is ensured year-round with a reverse cycle split system air conditioner in the main living area.

Additional features include internal access from a secure, remote-controlled garage and storage cage. Residents also enjoy a common garden area at the back of the complex, adding a touch of green space to this well-maintained and secure development.

### Features

- Single bedroom unit in a complex of nine
- Leafy front courtyard with mature hedging
- Open plan kitchen / dining / living area
- Well-appointed kitchen equipped with Bosch electric cooktop
- Living area with double-glazed sliding doors
- Bedroom with built in robe
- Dual access bathroom
- Reverse cycle split system air-conditioner in the main living area
- Storage cage

EER: 6.0

Rates: \$2,637 pa (approx)

Land Tax: \$3,869 pa (approx)

Living Area: 66m<sup>2</sup>

Body Corporate: \$4,933 pa (approx)

### Nearby

- O'Connor Shops, including the Duxton, IGA, Tu Do Vietnamese Restaurant and Pharmacy
- Haig Park, Haig Park Markets
- Canberra Centre
- Calvary Private Hospital
- Turner Primary School
- Lyneham High School
- Dickson College
- Merici College
- Australian National University