

# 75/3 Waddell Pl, Curtin, ACT, 2605



## Unit For Sale

Thursday, 21 November 2024

75/3 Waddell Pl, Curtin, ACT, 2605

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Brett Hayman  
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## Well-presented unit

This well-presented single-bedroom unit offers a convenient and comfortable lifestyle in a sought-after location. Positioned on the second floor, it features an open-plan kitchen, living, and dining area with timber-look flooring, providing a light and spacious feel. The modern kitchen is a highlight with stone benchtops, stainless steel appliances, and ample built-in storage, making it ideal for both cooking and entertaining. The updated bathroom offers contemporary finishes, completing this stylish living space.

Enjoy a peaceful leafy outlook from your home, with shared laundry facilities and parking available. Situated close to a reserve, local cafes, restaurants, and shopping, this unit is perfectly positioned to offer both comfort and convenience.

### Features:

- Open-plan kitchen, living, and dining area with timber-look flooring
- Modern kitchen with stone benchtops and stainless steel appliances
- Updated bathroom with contemporary finishes
- Ample built-in storage options
- Leafy outlook from the unit
- Shared laundry and parking facilities
- Located on the second floor
- Close to reserve, cafes, restaurants, and shopping

EER: 0.0

Rates: \$2,470 pa (approx)

Land Tax: \$3,251 pa (approx)

Living Area: 53m<sup>2</sup>

Body Corporate: \$6,692 pa (approx)

### Nearby

- Curtin Shops, cafes and restaurants
- Woden Westfield
- The Canberra Hospital
- Curtin Primary School
- Holy Trinity Primary School
- Alfred Deakin High School
- Canberra College