



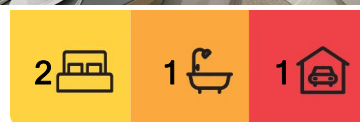
Curtin, 19/3 Waddell Place

ENTRY LEVEL APARTMENT IN CURTIN

This property is not open for inspection over the Easter Long Weekend. Private viewings are encouraged —please contact Jane and Emma on 0422 415 008.

This low maintenance 2-bedroom apartment located in the heart of Curtin is ideal for the first home buyer or investor. Located directly across the road from Curtin Shops, offering every lifestyle or amenity you could desire, this location is the ultimate for lifestyle convenience.

Located on the ground floor with wonderful leafy outlooks from every window, spacious open plan living and dining is on offer. The kitchen has been modernised with ample bench and storage space plus electric cooking. Two large bedrooms are on offer, the main with built in robes and serviced by the updated bathroom adjacent, with combination bath and shower.



For Sale
\$339,000 +

View
ljhooker.com.au/GDWH5W

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EER ★★★★★★

LJ Hooker Woden | Weston
(02) 6288 8888



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Conveniently located opposite the evergrowing Curtin shopping complex with public transport at your door. Curtin Primary school and Holy Trinity primary are moments away as well as the Curtin childcare centre and local playgrounds. Parliament House a short drive/bus away. Laundry facilities are located in the room conveniently next door, plus an allocated parking spot and plenty of visitor parking available.

Representing great value for the investor with a potential rental return of \$450 per week, or move straight in and enjoy.

- Ground floor apartment
- Light filled, open plan living and dining
- Two large bedrooms, one with built in robes
- Modernised kitchen with ample bench and storage space, electric cooking
- Leafy vistas from every window
- Updated bathroom with combination bath & shower
- Curtin Shops directly opposite
- Direct bus route to Parliament House/City Interchange from Curtin Shops opposite

Living size: 53m2 internal (approx.)

Rates: \$1,789.28 p.a (approx.)

Land tax: \$2,440.49 (approx.) (only if rented)

Body Corporate: \$2,002 p.q (approx.)

Construction: 1984 (approx.)

EER: 6 stars

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ Hooker Woden/Weston does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.

More About this Property

Property ID	GDWH5W
Property Type	Apartment
House Size	53 m ²
EER	6

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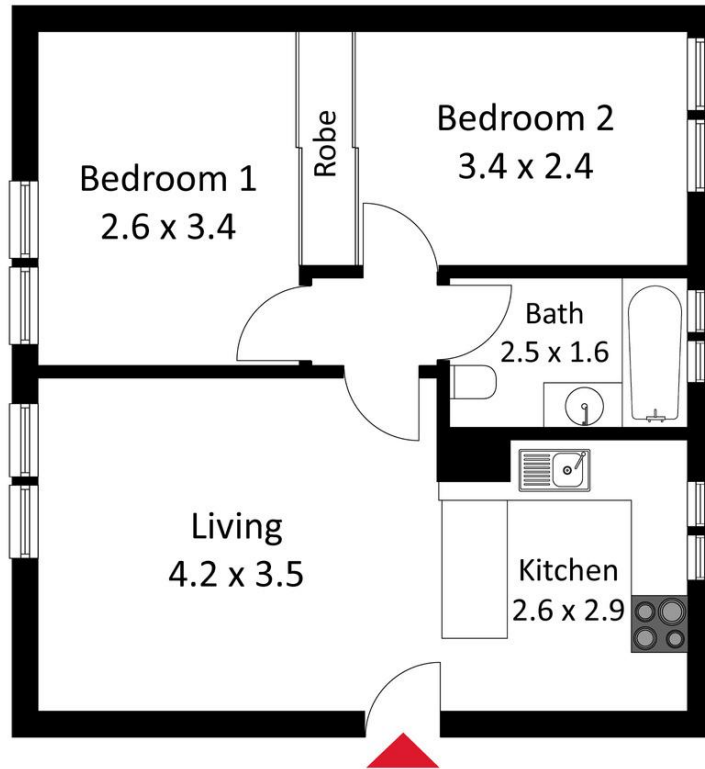
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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