

21/7 Eldridge Crescent, Garran

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Peaceful Living in Garran's Prestigious 'Eden' Complex

FOR SALE
\$638,000 - \$654,000

AGENTS

Stephen Thompson
0418 626 254
stephen.thompson@ljhmanuka.com.au

AGENCY

LJ Hooker Manuka
(02) 6239 5551

Perfectly positioned in a prime location near top amenities, this north-facing apartment boasts sunlit living and balcony spaces, two spacious bedrooms each with their own bathrooms plus the added convenience of a separate third toilet.

Nestled within the highly sought-after 'Eden' complex, this two-bedroom unit is ideal for both owner-occupiers and astute investors. Immaculately presented throughout, this first-floor apartment offers the perfect blend of sophisticated living and an exceptionally convenient location with just a short walk to Canberra Hospital, Garran shops, Garran Primary School and public transport.

Set amidst beautifully landscaped gardens, the apartment features a spacious open-plan living and dining area that flows seamlessly onto a north-facing balcony, capturing peaceful views over Garran.

The gourmet kitchen is a chef's delight, equipped with quality SMEG appliances, pantry with ample of storage and spacious bench top, perfect for entertaining or everyday living.

Both bedrooms are generously proportioned and segregated for

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 **LJ Hooker**

privacy, each with built-in robes and access to their own bathrooms. The main bedroom boasts a luxurious ensuite with a spa bath, while a separate third toilet and dedicated laundry add practicality and convenience.

Completing this exceptional offering is a secure lock-up garage with abundant storage, off-street parking, and access to the beautifully maintained communal gardens. Units in this prestigious complex rarely come to market, don't miss the opportunity to secure this resort-style Garran residence.

- Immaculately presented throughout
- Highly sought after location
- Spacious north facing open plan living area
- North facing balcony with views over Garran
- Freshly painted
- New high-quality carpets
- Gourmet kitchen with pantry and SMEG appliances
- Bedrooms with built-in-robos and each with their own bathroom
- Master ensuite with spa bath
- Quality blinds throughout
- Reverse cycle a/c in living area
- Separate third toilet and laundry
- Beautifully landscaped gardens and grounds
- Lock up garage with ample storage space
- Short walk to Canberra Hospital, Garran shops, Garran Primary School and public transport

Key Figures (approximations)
EER: 6
Rates: \$672.37 pq (approx.)
Strata: \$1,091.09 pq (approx.,)
Internal Living: 108m2 (approx.)
Outdoor Living: 9m2 (approx.)
Rental Estimate: \$575 to \$675 per week

Disclaimer:

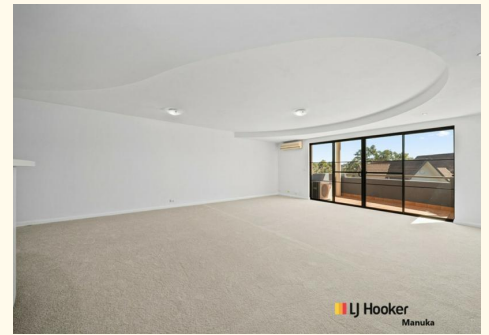
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MORE DETAILS

Property ID	1U64FMF
Property Type	Apartment
House Size	108 m2
EER	6
Including	Air Conditioning Balcony Dishwasher

Stephen Thompson 0418 626 254
Proprietor and Property Consultant |
stephen.thompson@ljhmanuka.com.au

LJ Hooker Manuka (02) 6239 5551
20 Bougainville Street, MANUKA ACT 2603
manuka.ljhooker.com.au | manuka@ljhmanuka.com.au





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Approx. total area: 100m²  N

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