



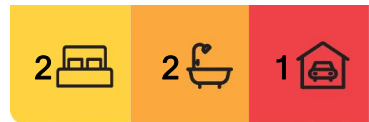
Garran, 1/15-17 Eldridge Crescent

North-facing Apartment in Ideal Location

Located in the highly regarded Eldridge Crescent precinct in Garran is this beautiful two bedroom apartment. This unit is of generous proportions, filled with natural light and is located in the Bellisand building.

This residence features a huge open place design connecting the kitchen, dining, and living space, plus a north-facing covered outdoor alfresco for seamless indoor-outdoor living. With brand new carpets just installed, this home is as neat as a pin and move in ready!

Living in Garran offers the perfect blend of peaceful suburban living and convenient access to everything Canberra has to offer. With its tree-lined streets and proximity to Canberra Hospital, Canberra City, Red Hill walking trails, the Federal Golf Course, easy access to the Woden precinct, this location is unbeatable.



For Sale
\$600,000+

View
ljhooker.com.au/34GYGCV

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EER ★★★★★



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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.

This rare opportunity will not be around for long! Contact Olivia Fairweather on 0478 653 447 to arrange your next inspection.

- Two bedroom ensuite residence
- Brand new carpets
- Huge north facing open plan living opens to sunny covered alfresco
- Kitchen features stainless steel appliances, ample storage and bench space, dishwasher
- Main bedroom appointed with built in robe and ensuite
- Second bedroom with built in robe and serviced by generous main bathroom.
- Large north-facing courtyard
- All electric residence with reverse cycle air conditioning and in-floor heating
- Secure & private lock up garage in basement
- Located in a beautiful and extremely tightly held complex
- Located 400m from Canberra Hospital, 7 minutes from Woden Town Centre, 12 minutes from ANU and 15 minutes from Canberra City.

Quick stats:

- Internal living: 104sqm approx.
- Courtyard: 17sqm approx.
- Rates: \$543pq approx.
- Land Tax (investors only): \$713pq approx
- Body Corp: \$1,025pq approx.
- Year Built: 2001
- EER: 5.0

More About this Property

Property ID	34GYGCY
Property Type	Apartment
House Size	104 m2
EER	5

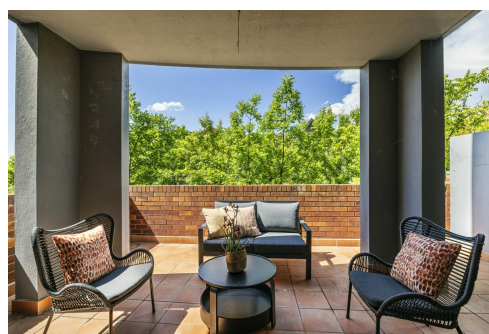
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The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

1/15-17 Eldridge Crescent, Garran

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