

Garran, 33/17 Eldridge Crescent

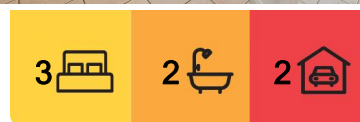
Charming apartment living!

Auction to be held at 6:00pm on the 31st of July 2024

More than you might expect, this unique apartment is beyond charming. Spacious light-filled living with a large balcony makes living here a pleasure. The individual style of these apartments sets them apart from what you might have seen elsewhere, and the location is just brilliant

A stylish kitchen, with ample storage and bench space makes for a sleek design. There are three great size bedrooms, and the main bedroom boasts a walk-in robe and a well-appointed ensuite bathroom.

A large private balcony, perfect for alfresco dining, quiet cups of tea, and a great break-out space from the apartment. Ideal for entertaining friends. There is a separate double garage that ensures your vehicles are conveniently secure. Easy access to great local schools,



For Sale
\$699,000+

View
ljhooker.com.au/2GDHF9Q

Contact
Tim Russell
0416 087 834
tim.russell@ljhooker.com.au
Jackson White-Brettell
0421 479 376
Jackson.white-brettell@ljhkaleen.com.au

EER ★★★★★★

LJ Hooker Kaleen
(02) 6241 1922



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.

parklands, Westfield Woden, and Canberra Hospital.

Looking to call Garran home? Be sure to secure your interest to avoid disappointment. Please contact Tim Russell at 0416 087 834 or Jackson White Brettell at 0421 479 376 for further information or a private inspection.

Features include:

High ceilings

Abundant natural light

Private balcony for alfresco dining or morning coffee

Double garage

Close to schools, parks, Westfield Woden, and Canberra Hospital

Living Size: 121m²

Balcony Size: 10m²

Garage: 36m²

Rates: \$2,133.01 pa approx

Land Tax: \$2,690.89 pa approx

Body Corporate: \$1,299.58 pq approx

EER: 6.0

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

More About this Property

Property ID	2GDHF9Q
Property Type	Apartment
House Size	140 m ²
EER	6

Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW |
tim.russell@ljhooker.com.au

Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | Jackson.white-brettell@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au



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.

**LJ Hooker Kaleen
(02) 6241 1922**



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.

33/17 Eldridge Crescent, Garran

Produced by DIAKRIT