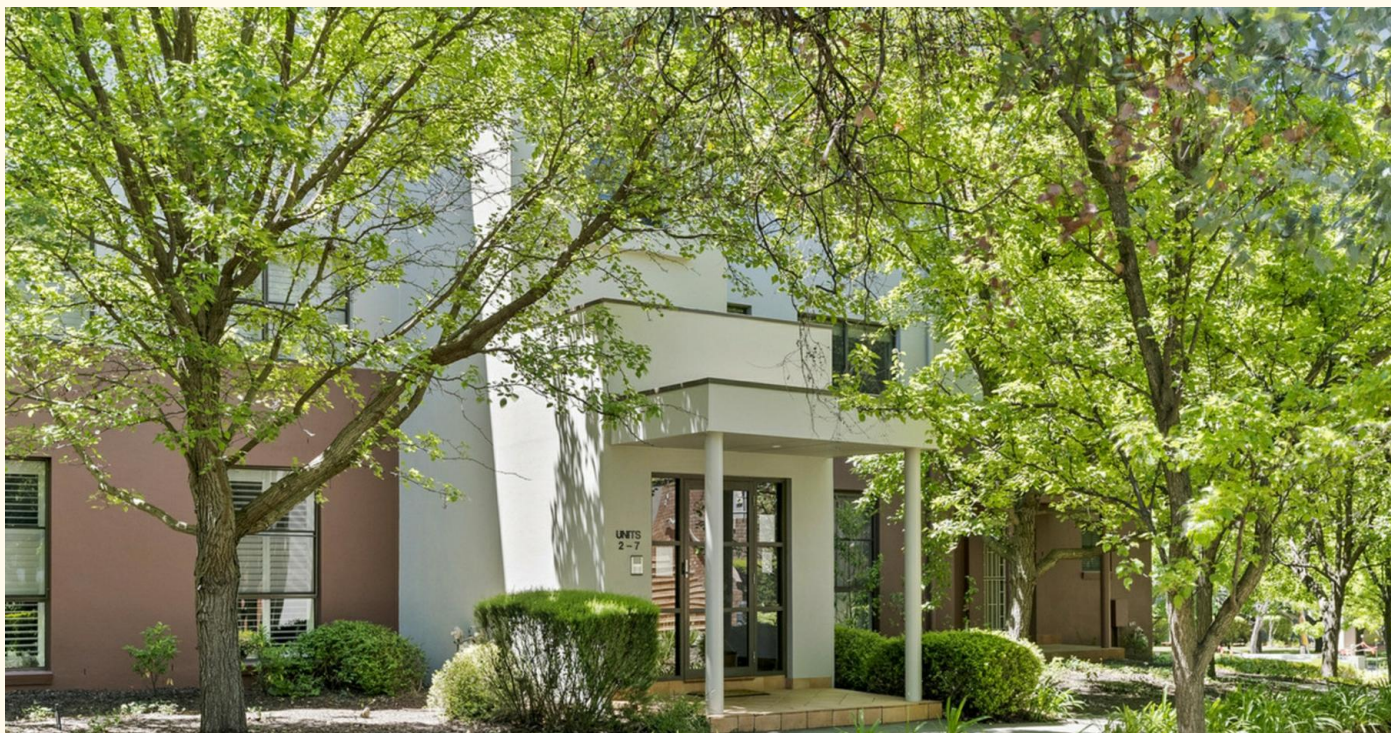




4/7 Hopegood Place, Garran

URGENT SALE REQUIRED - GARRAN APARTMENT

Commanding a coveted position within Garran. Owners instructions are to sell NOW.

"Como", a boutique collection of luxurious apartments amongst leafy surrounds in Garran, this stunning family sized residence delivers extensive living space with a dedication to refined finishes and luxurious living. With a location that ensures the utmost of the sought-after Garran locale, within walking distance of the Canberra Hospital, the highly acclaimed Garran primary school & popular shops, this superior lifestyle could be yours to savour!

The spacious, open plan living and dining area comfortably fits a family and flows to the entertainers balcony, the natural light brightening the entire room and complimenting the neutral colour palette throughout. At the heart of this home, the well-appointed kitchen offers electric cooking and a dishwasher amongst plenty of bench and storage space, with ideal connectivity to the dining area.

A true family sized apartment, this home provides 3 bedrooms, all with large windows and beautiful leafy aspect. The segregated master bedroom offers a walk-in wardrobe and ensuite while the other

3 2 2

FOR SALE
\$699,000 +

VIEW
Sat 31st Oct @ 12:30PM - 1:00PM

AGENTS

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AGENCY

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(02) 6288 8888

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.



bedrooms enjoy a northerly aspect and are serviced by the well sized main bathroom with spa bath-shower, and euro laundry for ultimate convenience.

Additional features include a separate double lockup garage within covered basement parking, for added storage and security, plus linen closet and R/C heating and cooling unit to the living area. Every element of the Como complex is dedicated to quality and superior lifestyle. Ideal for both owner occupiers and investors; the quality, location and value on offer is second to none.

Features include:

- Beautiful leafy views from each window
- Large open-plan living and dining area
- Served bar, dishwasher, plenty of bench and storage space to the kitchen
- Master bedroom with walk-through wardrobe and spacious ensuite
- Built-in wardrobe to bedroom 2
- Main bathroom with WC, spa bath and European laundry
- Reverse cycle heating and cooling unit in the living and dining area
- Separate double garage with automatic door within covered basement parking
- Secure building with intercom access
- Located close to excellent schools, transport, Garran shops, The Canberra Hospital precinct, walking trails and the Federal Golf Course

Living Size: 126m² + 5m² Balcony (approx.)

Rates: \$1,997.17 pa (approx.)

Land Tax: \$2,647.32 pa (approx.) if rented

Body Corporate: \$1,979.34 p.q (approx.)

EER: 6 stars

Construction: 2001 (approx.)

MORE DETAILS

Property ID	JNDH5W
Property Type	Unit
House Size	123 m ²
EER	6

Jane Macken 0408 662 119

Franchise Owner, Licensee, Licensed Agent ACT/NSW |
jane.macken@ljhwodenweston.com.au

Emma Irwin 0422415008

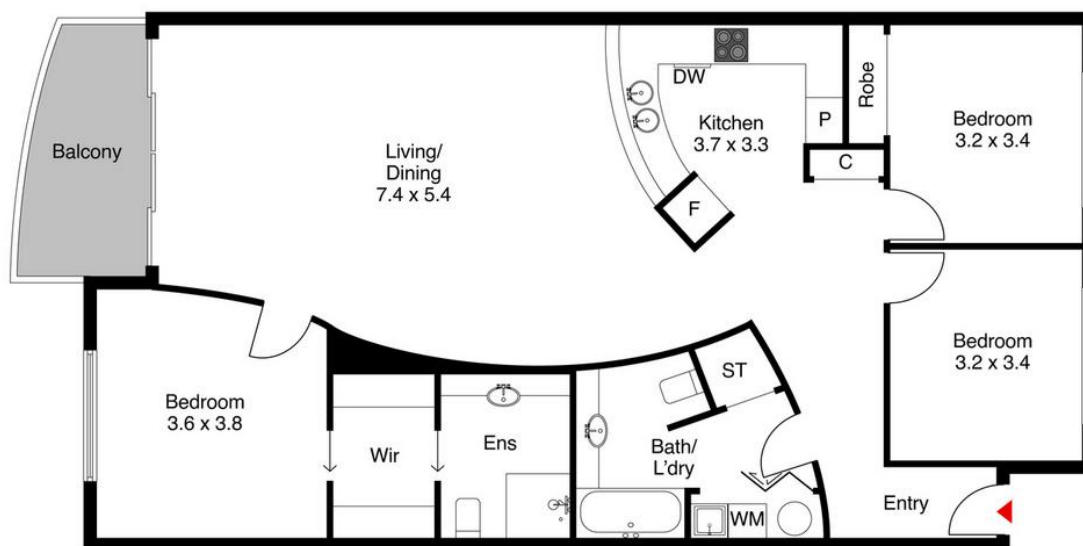
Sales Consultant to Jane Macken |
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

4/7 Hopegood Pl, Garren