



1/3 Hay Street, O'Connor

Stylish Courtyard Apartment in Leafy O'Connor

Perfectly positioned in one of O'Connor's most desirable pockets, this one-bedroom apartment delivers a lifestyle of ease, comfort, and connection. Just moments from O'Connor shops, leafy parkland, and bike paths, it's a home that balances urban convenience with a tranquil, green outlook.

Step inside and you'll be greeted by light-filled interiors, with a generous open-plan living and dining area that flows directly to a private courtyard framed by established greenery. The north-facing orientation ensures sunshine throughout the day, while the alfresco area is ideal for entertaining or enjoying a quiet coffee with local birdlife for company.

The kitchen is both stylish and functional, offering stone benchtops, a marble-tiled splashback, and premium Bosch appliances including a dishwasher, oven, and electric cooktop. Storage and bench space exceed expectations, creating a practical space designed for everyday living.

The bedroom enjoys a peaceful garden aspect and built-in storage, while the bathroom is sleek and contemporary. A rare inclusion in

1 1 1

FOR SALE
\$565,000+

AGENTS

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AGENCY

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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.

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apartment living, the home also features a full separate laundry. Year-round comfort is assured with ducted reverse-cycle air conditioning and double-glazed windows.

With a secure basement car space and storage cage, this home ticks every box. You'll love being walking distance to parks, the light rail, and the CBD, while enjoying easy access to nearby lifestyle hubs in Lyneham, Dickson, and Braddon.

Internal: 55m²

Courtyard: 40m²

EER: 6

Rates: \$2,510 per annum (Approx)

Land Tax: \$2640 per annum (Approx) only if rented.

Body corporate: \$4,400 per annum

Features:

Light-filled open-plan living flowing to a private courtyard with alfresco area

North-facing orientation for natural light and warmth

Stylish kitchen with Bosch appliances, stone benchtops, and marble splashback

Spacious bedroom with leafy outlook

Contemporary bathroom plus full separate laundry

Ducted reverse-cycle air conditioning and double glazing

Secure basement car space and storage cage

Short stroll to shops, parks, bike paths, and the city

Close to ANU, Lyneham, Dickson, and Braddon cafés and dining precincts

- friendly with fantastic local walking trails

MORE DETAILS

Property ID	2DYMFHK
Property Type	Apartment
EER	6
Including	Air Conditioning Courtyard Dishwasher

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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.

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