



16/35 Berrigan Crescent, O'Connor

Bigger, Brighter, Better

Stepping into this one-bedroom apartment, the first thing you notice is the space and light. Unlike anything else currently on the market, it feels immediately impressive and wonderfully inviting. The apartment is a standout performer on Airbnb, generating an average weekly income of \$863.67, making it an appealing option for investors as well as owner-occupiers.

The building is airy yet secure, centred around an open atrium. With lift and stair access, plus quiet communal spaces to unwind or host a relaxed BBQ, the complex encourages both connection and calm.

Located on the top floor, the apartment opens to a generous entry, ideal as a practical drop zone for everyday life. From here, the home flows into a spacious open-plan living, dining and kitchen area. The kitchen offers abundant storage, expansive bench space and seamless connection to the living zone.

Sunlight pours in from the north-east, warming the home throughout the day. Sliding doors extend the living space to a leafy balcony, perfect for a morning coffee or an evening glass of wine. High 9-foot ceilings, LED downlights and reverse-cycle air conditioning add comfort, while a cleverly integrated European laundry maximises functionality.

1 1 1

FOR SALE

Offers Over \$480,000

AGENTS

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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.



Food lovers will appreciate the thriving communal vegetable garden downstairs, where herbs and seasonal produce inspire home cooking. This is not just about the living space; it is about the lifestyle.

And then there is the location. Leafy, community-minded and convenient. A short 10-minute stroll brings you to the Lyneham Shops, home to cafs, bakery favourites, relaxed dining and Canberra's most loved second-hand bookshop. With light rail and bus connections nearby, you are moments from ANU, Braddon and the CBD.

For investors, the apartment is a ready-made opportunity. For first home buyers, it offers rare space and comfort in an Inner North suburb that remains consistently in demand.

At a glance:

Located on the top floor

Welcoming and secure complex with open atrium design and communal spaces

Large open-plan living and dining area

Spacious kitchen with abundant bench space and storage

Large bedroom with built-in robes

Bathroom with modern finishes

Flooded with natural light

- ft ceilings

LED downlights

Reverse-cycle air conditioning

European laundry

Generous north-east facing balcony

Lift and stair access

Communal vegetable garden and BBQ area

Within a 10-minute walk to the Lyneham Shops

Within a 10-minute walk to the MacArthur Avenue Light Rail stop

Total Area:71m

Living:62m

Balcony:9m

Built:2015

EER:6.0

Body Corporate:\$2,209.65 per quarter

Rates:\$2,485.76 per annum

Land Tax:\$3,307.90 per annum

MORE DETAILS

Property ID	1HKN3KF92
Property Type	Apartment
House Size	62 m2
EER	6

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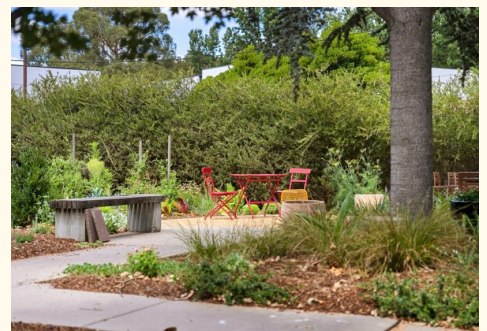
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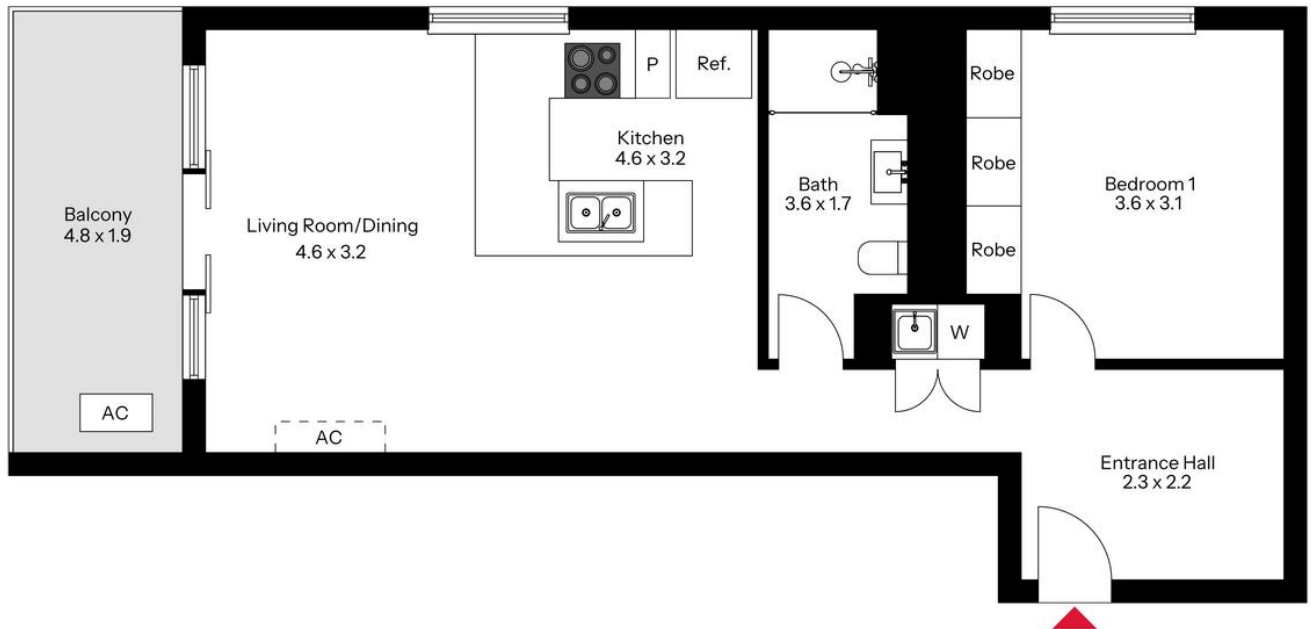
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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