






16/35 Berrigan Crescent, O'Connor

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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.

FOR SALE
\$500,000+

VIEW
Sat 2nd May @ 12:15PM - 12:45PM

AGENTS
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

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 cafes, 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

Goran Stefanoski 0447 032 017

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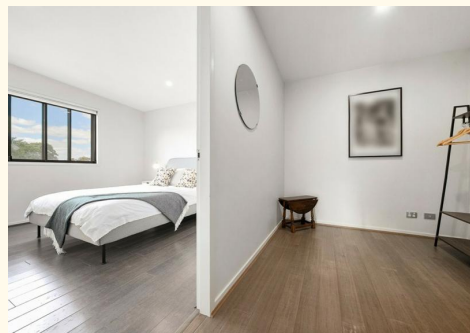
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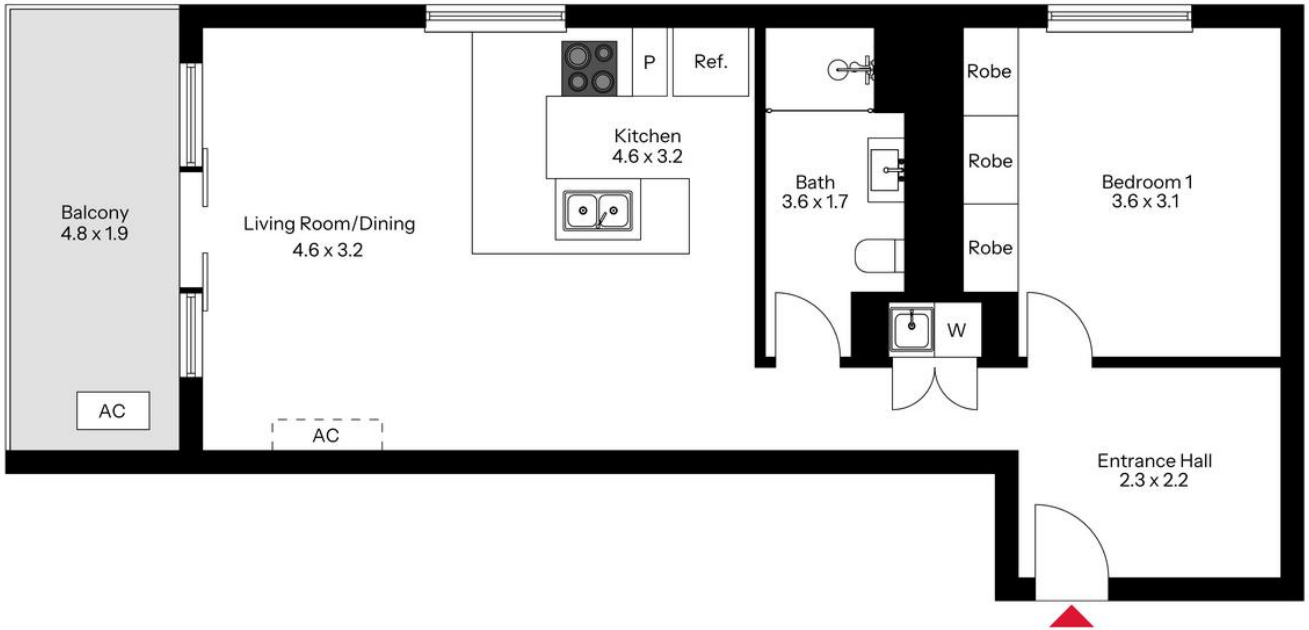
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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