



16/35 Berrigan Crescent, O'Connor

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Bigger, Brighter, Better

Stepping into this oversized one-bedroom apartment, the first thing you notice is the space, and the light. Unlike anything else currently on the market, it feels immediately impressive and wonderfully inviting.

The building strikes a rare balance: airy yet secure, centred on an open atrium. With lift and stair access, plus quiet communal spaces to read, unwind or host a relaxed BBQ with friends, the complex encourages both connection and calm.

At the top floor, the apartment opens to a generous entry, ideal as a practical drop zone for everyday life. From here, the home unfolds into a spacious, open-plan living, dining and kitchen area. The kitchen is a true standout, oversized, abundant in storage, expansive in bench space, and seamlessly integrated with the living zone.

Sunlight pours in from the northeast, warming the home throughout the day. Whether you are working from home, entertaining or simply unwinding, the flexible layout offers proportions rarely found in a one-bedroom apartment. Sliding doors extend the living space to a leafy balcony, perfect for morning coffee or an evening glass of wine.

The bedroom continues the theme of generosity, complete with a built-in robe and easy access to a spacious bathroom. High 9-foot

FOR SALE

Offers Over \$540,000

VIEW

By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

ceilings, LED downlights and reverse cycle air conditioning enhance comfort, while a cleverly integrated European laundry maximises functionality without compromising space.

Food lovers will appreciate the thriving communal vegetable garden just downstairs, where herbs and seasonal produce, from parsley and rosemary to spinach, lettuce and rhubarb, inspire home cooking at its finest. This is not just about the living space; it is about the lifestyle that comes with it.

And then there is the location. Leafy, community-minded and effortlessly convenient. A short 10-minute stroll brings you to the Lyneham shops, home to relaxed alfresco dining, after-work drinks, vibrant cafés, bakery favourites, authentic kebabs and Canberra's most loved second-hand bookshop. With light rail and bus connections nearby, you are moments from ANU, the energy of Braddon and the CBD.

For the current owner, the apartment has been a standout Airbnb performer. For investors, it is a ready-made opportunity. For first home buyers, it is a rare chance to secure genuine space and comfort in an Inner North suburb that is consistently in demand.

A rare find, with room to breathe, room to live, and a location that truly delivers.

At a glance:

- Oversized one bedroom apartment
- 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-robos
- Generous bathroom with modern finishes
- Flooded with natural light
- 9-ft ceilings
- LED downlights
- Reverse-cycle air-conditioning
- European laundry
- Generous North-East facing balcony
- Elevator 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

EER 

MORE DETAILS

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

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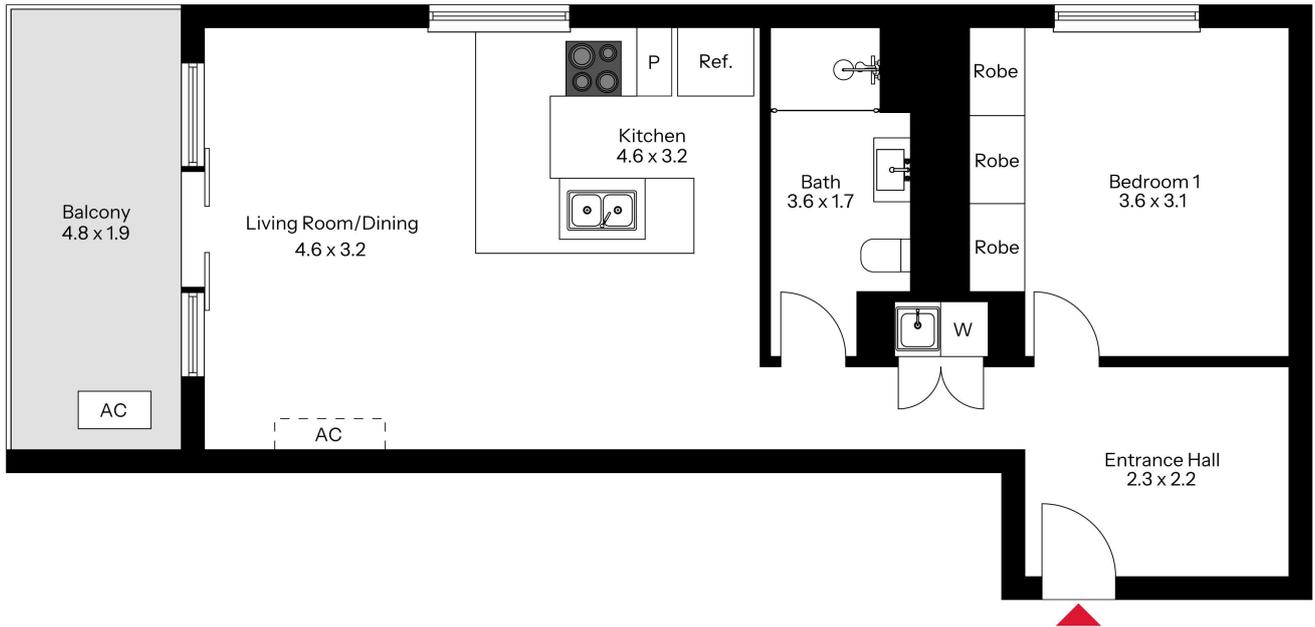
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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