

12/8 Berrigan Crescent, O'Connor

Contemporary Inner North Living with Space for the Whole Family

Completed in 2023 and designed by the award-winning DNA Architects, Juno is a boutique collection of architecturally designed townhomes that blend contemporary design with the leafy character of one of Canberra's most desirable Inner North suburbs.

Positioned within this sought-after development, this beautifully presented four-bedroom residence has been thoughtfully designed for modern family living. Spanning three spacious levels, the home offers exceptional flexibility with four generous bedrooms, each complemented by its own bathroom, making it ideal for growing families, professionals working from home, multi-generational living or those who simply appreciate having space for guests.

The ground floor is dedicated to everyday living, where a light-filled open-plan kitchen, dining and living area creates the heart of the home. Large windows invite natural light throughout the day while seamlessly connecting the indoor living spaces with the private, low-maintenance courtyard perfect for entertaining friends, enjoying your morning coffee or relaxing in the sunshine.

Upstairs, the accommodation has been carefully arranged over two

4 4 2

FOR SALE

\$1,130,000+

VIEW

Sat 25th Jul @ 2:00PM - 2:30PM

AGENTS

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AGENCY

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



levels, creating excellent separation between living and sleeping zones while offering privacy for every member of the household. Every bedroom includes built-in robes and access to its own bathroom, a rare feature that provides outstanding comfort and convenience.

Offering all the benefits of a near-new home, you'll enjoy modern finishes, quality appliances, excellent energy efficiency and the peace of mind that comes with a recently completed residence all without compromising on location.

Set amongst established trees and landscaped surrounds, this home places you within walking distance of vibrant cafés, local shops, parks and light rail, delivering the Inner North lifestyle that so many aspire to.

Ground Floor: 46sqm

Level One: 48sqm

Level Two: 47sqm

Basement: 31sqm

Courtyard: 26sqm

EER: 6 Stars

Strata Levies: \$4,972 per annum (Approx)

Rates: \$2,692 per annum (Approx)

Land Tax: \$3,588 per annum (Approx)

Features:

- Architecturally designed by award-winning DNA Architects
- Completed in 2023
- Four generous bedrooms, each with built-in robes
- Four beautifully appointed bathrooms
- Spacious open-plan kitchen, dining and living area
- Private, low-maintenance courtyard ideal for entertaining
- Quality kitchen with modern appliances
- Appliances still under manufacturer's warranty
- Excellent separation of living and accommodation across three levels
- Two secure side-by-side basement car spaces
- Energy Efficiency Rating (EER): 6 Stars
- Low-maintenance, lock-up-and-leave lifestyle

What's Nearby

- Macarthur Avenue Light Rail Station Approx. 350m
- O'Connor Shops Approx. 850m
- Lyneham Wetlands Approx. 300m
- Next Gen Health & Lifestyle Club Approx. 1.2km
- Dickson Shopping Precinct Approx. 2.0km
- Braddon Dining Precinct Approx. 3.5km
- Australian National University Approx. 3.0km
- Canberra Centre Approx. 4.0km
- Canberra CBD Approx. 4.0km
- Lake Burley Griffin Approx. 4.8km
- Lyneham Primary School Approx. 1.2km
- Lyneham High School Approx. 1.5km
- Dickson College Approx. 2.0km
- Daramalan College Approx. 2.4km
- Australian Catholic University (Signadou Campus) Approx. 2.6km
- University of Canberra Approx. 4.5km

Disclaimer:

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Photography Disclaimer: Some images may have been virtually staged to better showcase the true potential of the rooms and spaces in the home. Alternatively, while the property may have been staged for photography, it might be vacant during your inspection.

MORE DETAILS

Property ID	2G4MFHK
Property Type	Townhouse
EER	6

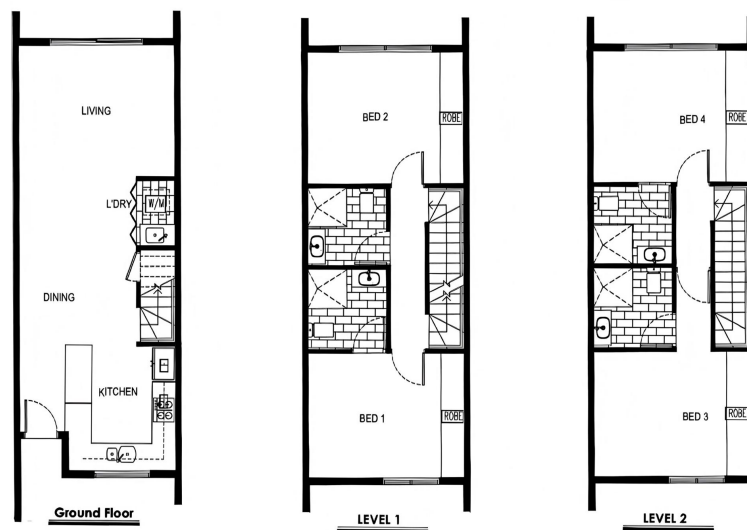
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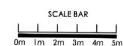
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Ground Floor: 46 m²
 LEVEL 1 : 48m²
 LEVEL2: 47m²
 Basement: 31m²
 Yard: 26 m²



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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