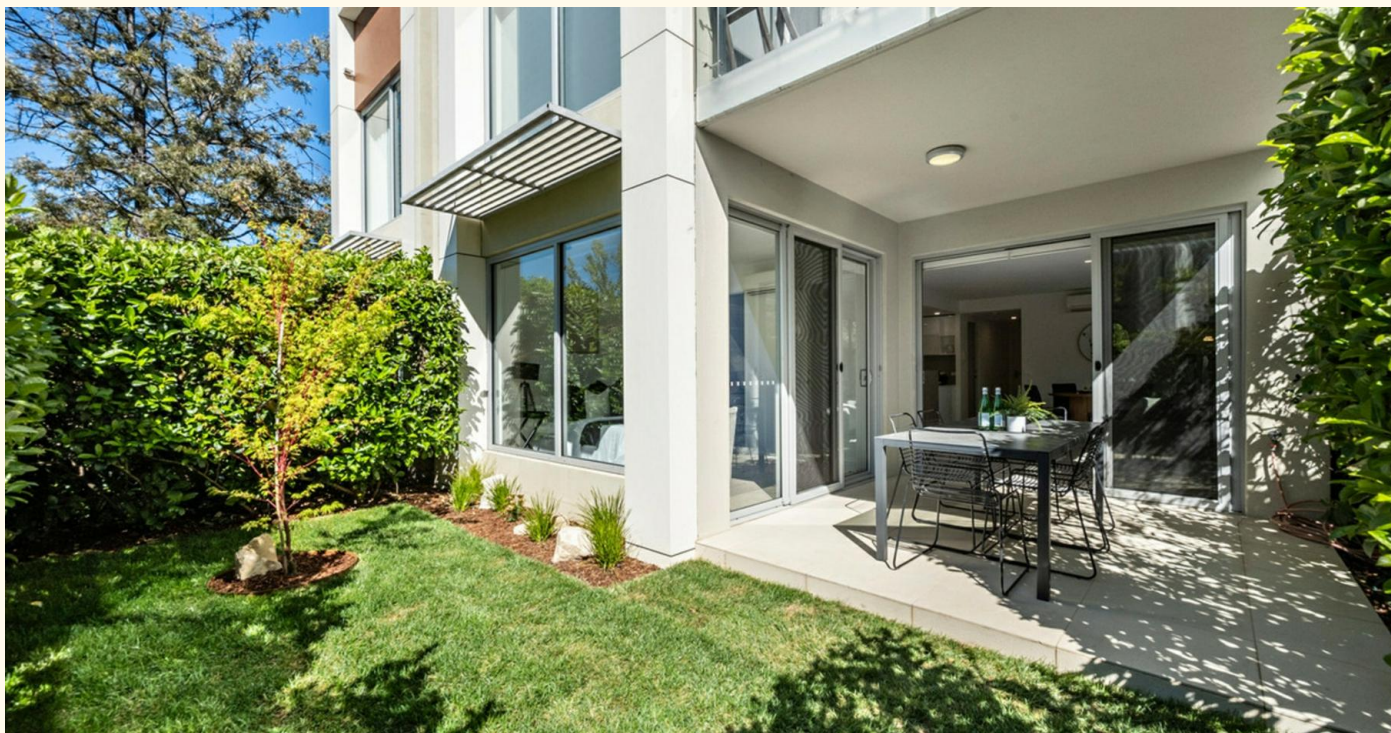




5/27 Berrigan Crescent, O'Connor

## INNER-NORTH LIVING AT ITS VERY BEST!

If you're searching for a home that combines style, space, natural light and an unbeatable lifestyle location, your search may very well end here. Positioned on the ground floor of a highly sought-after complex in the sensational suburb of O'Connor, 5/27 Berrigan Crescent is a beautifully presented two-bedroom, two-bathroom residence that delivers an exceptional level of comfort and convenience. Whether you're a first-home buyer looking to make your move into the Inner North, a downsizer wanting something easy and sophisticated, or an investor searching for a quality property in a tightly held location, this is one you absolutely need to see.

From the moment you step inside, the sense of quality is immediately apparent. Large windows flood the home with beautiful natural light, while brand-new carpets and fresh paint create a crisp, modern and wonderfully inviting feel throughout. The spacious open-plan living and dining area provides the perfect heart of the home, with plenty of room to relax, entertain or simply enjoy your everyday surroundings. Comfort is taken care of with heating and cooling, while the ground-floor position means there are no stairs to navigate making everyday living wonderfully easy.

2 2 2

**FOR SALE**  
By Negotiation

**VIEW**  
Wed 7th Oct @ 5:00PM - 5:30PM

**AGENTS**  
Lukas Cole  
0432 289 618  
lukas.cole@ljhkaleen.com.au

Jay Sarji  
0448 222 653  
jay.sarji@ljhkaleen.com.au

**AGENCY**  
LJ Hooker Kaleen  
(02) 6241 1922

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.

**LJ Hooker**

Both bedrooms are generous in size, with the guest bedroom featuring built-in robes, while the master suite is a true highlight. Complete with its own walk-through robe and beautifully appointed ensuite, it offers a private retreat that feels far beyond what you would normally expect from apartment living. The main bathroom is equally impressive, beautifully finished and perfectly positioned to service both guests and the second bedroom.

And then there's the outdoor living. Step outside to your own private courtyard and immediately appreciate just how special this position is. It's the perfect spot for your morning coffee, a quiet afternoon in the sunshine, or dinner and drinks with friends on a warm Canberra evening. Directly opposite, a beautifully established communal reserve area creates an additional sense of openness and greenery, with nature seemingly surrounding you from every angle. It's a wonderful combination of private outdoor space and leafy Inner North living.

The accommodation is completed by two secure, side-by-side basement car spaces, along with your own storage cage, giving you an enviable level of practicality and storage. With two bedrooms, two bathrooms, two car spaces, ground-floor accessibility, private courtyard living and a beautifully refreshed interior, this is a property that ticks an enormous number of boxes.

And the location? This is where O'Connor really comes into its own. Renowned for its leafy streets, relaxed village atmosphere and exceptional proximity to Canberra's best amenities, O'Connor offers that rare combination of peaceful residential living with the city virtually at your doorstep.

Just moments away you'll find the much-loved O'Connor Shops, offering convenient everyday essentials alongside cafes, restaurants, a supermarket, pharmacy and local services. You're also surrounded by an abundance of green space, walking paths and recreational opportunities, with O'Connor Ridge and the surrounding nature reserves providing an incredible natural backdrop for those who love getting outdoors.

For those who value convenience, the position is exceptional. You're within easy reach of the Australian National University, Canberra's CBD, Braddon, Dickson and the broader Inner North, while local schools, sporting facilities and public transport are all close by. ANU itself provides an enormous range of cafes, shops, recreation and services, while the city centre is only a short distance away.

This is more than just an apartment it's an opportunity to secure a beautifully presented, low-maintenance home in one of Canberra's most desirable and tightly held suburbs. Stylish, spacious, light-filled and wonderfully positioned, 5/27 Berrigan Crescent is the complete Inner North package.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

#### Features:

- Ground floor
- Two bedrooms
- Two bathrooms
- Two car spaces - side by side
- Brand new carpets
- Freshly painted
- Location
- Open plan living
- Street parking
- Side access through private gate

- Split system heating/cooling

**Property Info:**

Rates: \$1,538 pa approx

Land Tax: \$1,837 pa approx

EER: 4.5

Body Corporate: \$1,576 pq approx

Living Area: 78sqm

Alfresco Area: 44sqm

Total: 122sqm

**Disclaimer:**

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

**MORE DETAILS**

|               |         |
|---------------|---------|
| Property ID   | 2H94F9Q |
| Property Type | Unit    |
| EER           | 4.5     |

**Lukas Cole 0432 289 618**

Licensed Agent ACT | [lukas.cole@ljhkaleen.com.au](mailto:lukas.cole@ljhkaleen.com.au)

**Jay Sarji 0448 222 653**

Sales Associate | Team Cole | [jay.sarji@ljhkaleen.com.au](mailto:jay.sarji@ljhkaleen.com.au)

**LJ Hooker Kaleen (02) 6241 1922**

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617  
[kaleen.ljhooker.com.au](http://kaleen.ljhooker.com.au) | [kaleen@ljhooker.com.au](mailto:kaleen@ljhooker.com.au)





The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

5/27 Berrigan Crescent, O'Connor



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.

