

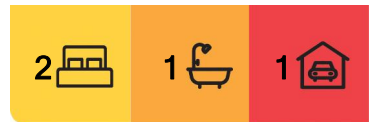
Pearce, 3/78 Hodgson Crescent

Prime Investment Opportunity in Pearce

This 2-bedroom apartment offers an unbeatable location at the corner of Hodgson Crescent & MacFarland Crescent, right across from the Cafes, restaurants and groceries at Pearce Shops. Enjoy the convenience of public transport just outside your door, making commuting a breeze.

Surrounded by open grass areas and trees, perfect for a peaceful lifestyle, with solid brick construction. Stylish and contemporary, with laundry facilities included and open-plan living on offer. A bright and airy living area perfect for relaxing or entertaining. And a private, North facing balcony, enjoy your morning coffee while soaking in the surrounding greenery.

The kitchen comes fully equipped with functional and easy-to-use kitchen appliances. A separate laundry, and neat and tidy bathroom. There is a dedicated undercover parking space for easy access to and from the complex.



For Sale
Please Call

View
ljhooker.com.au/J5WH5W

Contact
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EER ★★★★★



Disclaimer: 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.

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With a proactive and proud body corporate, rest assured that the common area gardens are well maintained ensuring plenty of greenspace for you to enjoy during the weekends. For the more adventurous, there are plenty of parklands and greenspaces surrounding the complex.

With nearby amenities including Pearce Shops directly across the road, Phillip Precinct, Westfield Woden, and Southlands Shopping Centre for all your shopping needs. Close to Pearce Pre-School, Sacred Heart Primary School, Marist College and Melrose High School for easy access to education.

This property is perfect for first-time homebuyers looking to enter the market or investors seeking a low-maintenance property with great potential. Don't miss this opportunity to secure a property in one of the most sought-after locations!

Currently tenanted until February 2026 for \$490 per week with lovely tenants.

Features:

- Low maintenance living
- Proactive body corporate
- Close to multiple shopping and group centres
- Reverse cycle heating and cooling plus ceiling fan
- One bedroom with built in robe
- Open plan living with access to balcony
- Large kitchen with electric cooking
- Brilliant investment opportunity

Rates: \$2,280 p.a.

Land Tax (if applicable): \$3,110 p.a. (approx.)

Body Corporate: \$4,534 p.a. (approx.)

EER: 5

More About this Property

Property ID	J5WH5W
Property Type	Apartment
House Size	68 m2
EER	5
Including	Air Conditioning Balcony Built-in-Robes

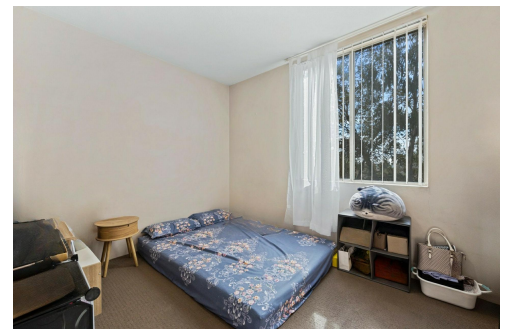
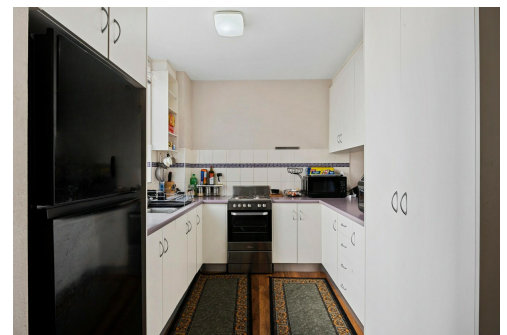
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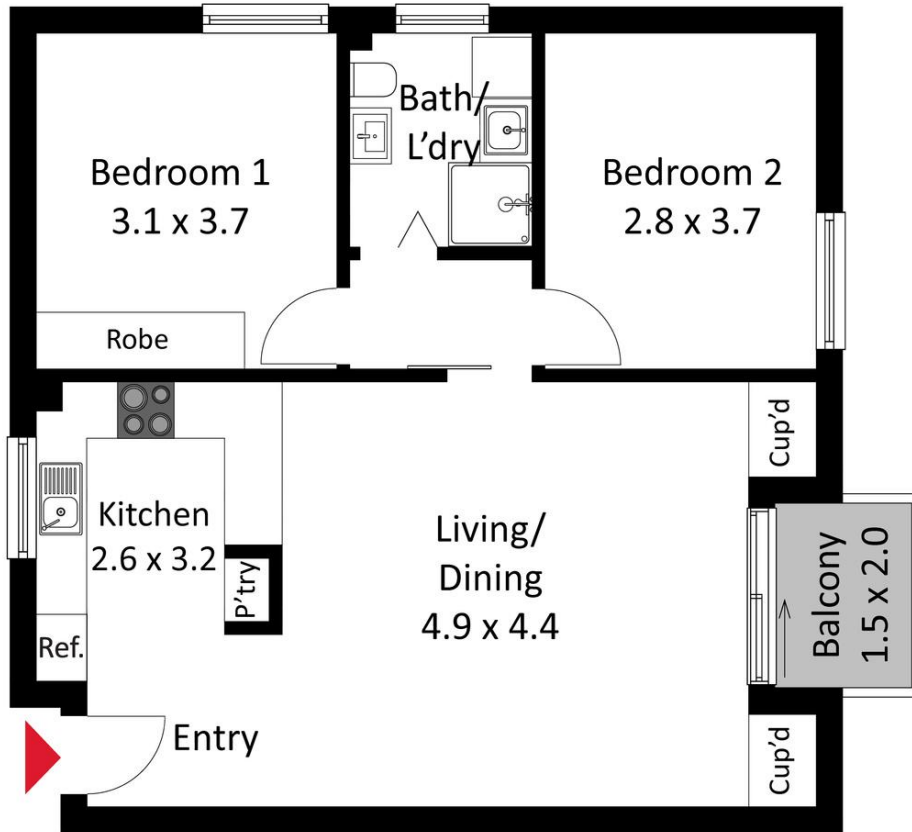
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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