

2/78 Hicks Street, Red Hill

Affordable Lifestyle or Smart Investment in a Premier Location

Perfectly positioned in one of Canberra's most desirable suburbs, this charming one-bedroom apartment at 2/78 Hicks Street offers exceptional value for both first homebuyers and savvy investors.

Within walking distance to the local Red Hill shops and only minutes from the vibrant precincts of Kingston and Manuka, the lifestyle on offer is second to none. Public transport is just around the corner, providing easy access to Barton, Civic and Woden-ideal for professionals who want convenience at their doorstep.

Set in a quiet, tree-lined street, the apartment enjoys a leafy outlook and well-kept communal gardens, creating a sense of privacy and tranquillity. Inside, floating timber floors add warmth and character, while the opportunity exists to refresh and personalise the interiors to your taste-or move straight in and enjoy as is.

Practical features such as your own carport, a storage area, and a small, friendly complex complete the picture. Whether you're entering the property market for the first time or seeking a reliable rental acquisition in a blue-chip location, this residence is a smart choice.

- One bedroom apartment in a boutique complex

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.

1 1 1

FOR SALE
\$360,000 - \$380,000

AGENTS

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AGENCY

LJ Hooker Manuka
(02) 6239 5551

LJ Hooker

- New carpets
- Private setting with leafy outlook and communal gardens
- Carport plus storage
- Shared laundry facilities
- Floating timber floors
- Scope to add value with updates or enjoy as is
- Walk to Red Hill shops, close to Kingston & Manuka
- Excellent public transport links
- Ideal first home or rental investment

EER: 4.0

Rates: \$ \$638 pq (approx.)

Land Tax (for investors): \$922 pq (approx.)

Strata: \$1,042 pq (approx.)

Internal Living: 39 sqm

Carpark size: 21 sqm

Year Built: 1987 (approx.)

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

MORE DETAILS

Property ID	1U6VFMF
Property Type	Apartment
House Size	39 m2
EER	4

Samuel Thompson 0412 300 774

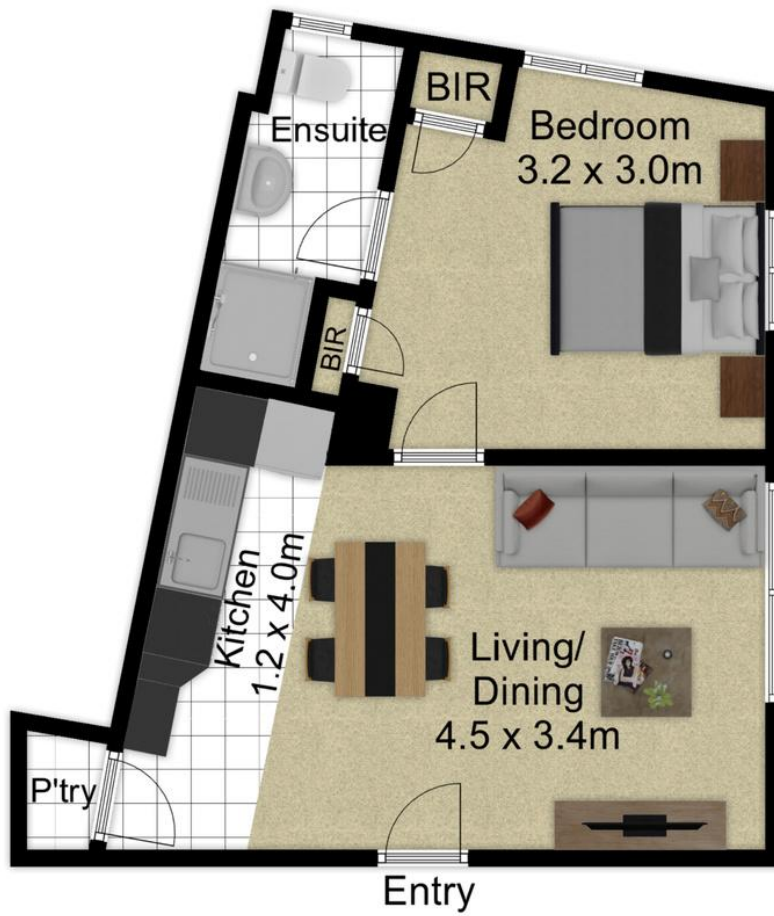
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 **LJ Hooker**
Manuka

Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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 **LJ Hooker**