



Red Hill, 7/4 Nuyts Street

Strong investment opportunity, all reasonable offers considered

Open the door to 7/4 Nuyts Street and welcome the opportunity as a first home buyer to reside in one of Canberra's most desired locales. Perched on the top floor of this brick construction complex in a low maintenance Body Corporate, is a stylish and affordable opportunity to reside in this sought after Suburb.

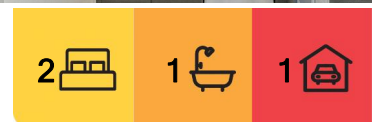
Stepping inside, you are immediately greeted with a well-appointed and updated kitchen suite, with new electric cooktop and oven which is smartly tucked away from the main living space with reverse cycle heating and cooling equipped.

Adjacent to the main living space is a large study. A perfect work from home space or easily converted into a bedroom area.

The bedroom has a large built in robe and repainted ensuite ready for you to move in and



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.



For Sale
\$369,000 +

View
ljhooker.com.au/J02H5W

Contact
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EER ★★☆☆☆☆

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enjoy.

There is easy parking access with your dedicated single carport and additional storage at the rear of the property in addition to shared laundry services.

Being in the centre of Red Hill, the residence is only a short walk from the Red Hill Shops & local primary schools. Easy access to the city, Manuka and Kingston with well connected roads and public transport at your fingertips.

With fresh carpet and paint throughout, there is next to nothing to do to make this property your own. Do not miss this rare opportunity to get your foot into the door of the coveted Red Hill market, these opportunities never last long. To arrange private viewings, please call Charles Martin on 0414 544 796.

Features:

- Open-plan living/dining area
- Reverse cycle air conditioning to living
- Separate study
- Modern kitchen with electric cooking and dishwasher
- Bedroom with built-in wardrobes
- Freshly painted and carpeted throughout
- Single carport with rear storage
- Communal laundry facilities available

Rates: \$2,300 p.a. approx.

Land Tax: \$3,264 p.a. approx.

Strata: \$2,776 p.a. approx.

EER: 2

More About this Property

Property ID	J02H5W
Property Type	Apartment
House Size	56 m2
EER	2

Charles Martin 0414 544 796

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23 Briery Street, WESTON CREEK ACT 2611

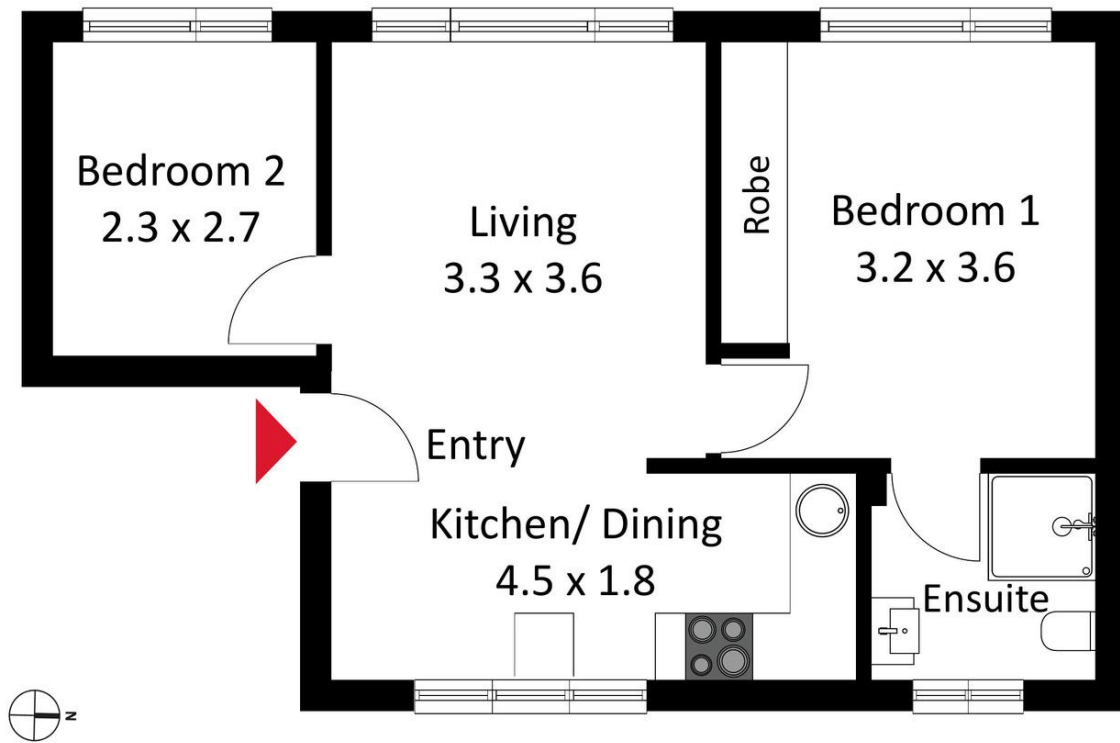
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



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