



## Torrens, 4/109 Beasley Street

Executive living: Space, style and everything on your doorstep

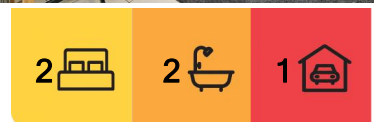
House-sized proportions, apartment living: Professionals, downsizers and first-time buyers will love this oversized 2-bedroom, 2-bathroom apartment. Set on the ground floor of a boutique complex of 8 in sought-after leafy Torrens, it offers low-maintenance living without compromising on space or style.

Spacious open-plan living: Whether you're a born entertainer or a zen homebody, this is a space you'll love coming home to. The expansive open plan living area flows from lounge to meals and kitchen, while elevated ceilings add wow factor and enhance the sense of space and light. The modern kitchen boasts sleek stone benchtops and premium stainless-steel appliances.

Your own garden oasis: Wall-to-wall windows and glass sliding doors open out to the huge private courtyard, framed by lush greenery-the perfect spot for alfresco entertaining or



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**For Sale**  
\$580,000+

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**EER** ★★★★★

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unwinding after a busy day.

Two generous bedrooms: The master suite includes wall-to-wall robes and a private ensuite. The second bedroom creates flexibility for guests, kids or a home office. When it's time to unwind, the main bathroom's corner spa is the perfect spot to rejuvenate.

You can practically smell the coffee: Steps away from popular Torrens Shops, you'll have a cafe, dining, a newsagency and specialty stores on your doorstep. Central to Woden, the City and Tuggeranong, Mawson's dining and shopping options are just down the road. Don't miss the chance to get a foothold in exclusive Torrens. Contact us today!

Why you'll love it:

- Oversized two-bedroom, two-bathroom apartment with a townhouse feel
- Huge open-plan living space with elevated ceilings and natural light
- Private walled courtyard framed by established gardens
- Modern kitchen with stone benchtops, Blanco oven, Westinghouse dishwasher and cooktop
- Oversized master suite with ensuite and wall-to-wall robes
- Generous second bedroom with built-in robes
- Main bathroom with corner spa bath and integrated shower
- Single lock-up garage
- Next to Torrens Shops and close to main centres, schools and public transport
- 5.7Kw split system air conditioning to living space

- Living space: 98m<sup>2</sup>;
- Courtyard: 55m<sup>2</sup>
- Complex built: 2003
- Rates: \$1536 per annum
- Land tax: \$1853 per annum (if applicable)
- Body Corporate: \$1219 per quarter
- Rental estimate: \$600 per week
- EER: 3 stars

Disclaimer:

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## More About this Property

<b>Property ID</b>	CH9HQH
<b>Property Type</b>	Apartment
<b>House Size</b>	98 m2
<b>EER</b>	3

**Andrew Curren 0424 288 717**

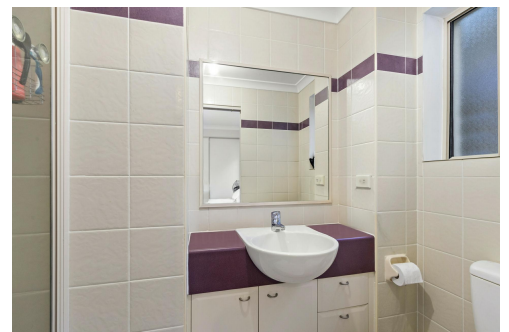
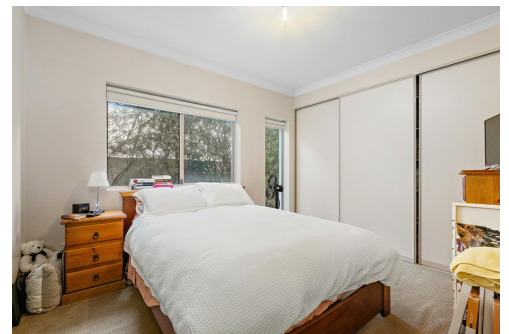
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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not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

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