



## Turner, 5/12 Condamine Street

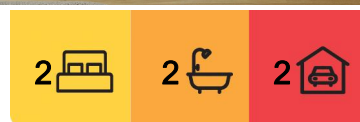
Ground floor, abundant light & huge courtyard!

Auction | Wednesday 13th August 6pm

Seller will consider offers prior to auction

Do not miss your opportunity to take a firsthand look or register your interest in this wonderful apartment. The feel is that of a townhouse rather than an apartment, with the indoors flowing out to 138sqm of outdoor living space to the rear; you can entertain, relax and enjoy along with planting that veggie garden you've always wanted!

With the perfect aspect of N/E to the garden and living spaces, keep your heating costs to a minimum and let the sun do its thing. Generosity throughout is the feature here, high ceilings, large open plan living, dining and kitchen, natural light flooding in with the beautiful corner position. Both bedrooms are well proportioned and have built in storage along with balcony access to the front of the apartment.



**For Sale**  
\$680,000+

**View**  
Thu 7th Aug @ 5:00PM - 5:30PM

**Contact**  
**Kaylene King**  
0409 574 178  
kaylene.king@ljhcanberracity.com.au

**EER** ★★★★★

**LJ Hooker Canberra City**  
(02) 6249 7700



**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.

You will appreciate the brand-new flooring and paintwork throughout; it is ready and set for you to simply move in and enjoy!

Jade is a small boutique development of just 12 apartments, located a genuine 10-minute walk to the city center, a stroll to the light rail or Braddon. Easy access to the ANU or local O'Connor shops. This is truly a location where you can leave the car at home and make the most of riding your bike or taking the light rail network.

Property features;

- \*New flooring & paintwork throughout
- \*Corner position with high ceilings & loads of natural light
- \*Love the outside space of approx. 18sqm covered & 120sqm open space to the rear & side + 13sqm balcony to the front
- \*Kitchen with great storage, good workspace & electric cooking
- \*A study nook is super handy
- \*European laundry is a great space saver with dryer included
- \*Reverse cycle air conditioning
- \*Secure basement parking + huge storage cage
- \*Lift access from basement + visitor parking

The numbers

- \*Living 84sqm
- \*Outdoor space to rear; 138sqm & front balcony 13sqm
- \*Rates; \$691.00 per quarter
- \*Land tax; \$1,008.87 per quarter IF RENTED
- \*Body corp fees; \$1,642.09 per quarter

## More About this Property

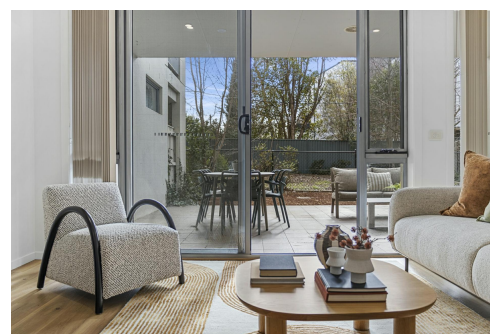
Property ID	2DNAFHK
Property Type	Apartment
House Size	138 m2
EER	3.5

**Kaylene King 0409 574 178**

ACT Licensed Agent, Senior Sales Consultant |  
kaylene.king@ljhcanberracity.com.au

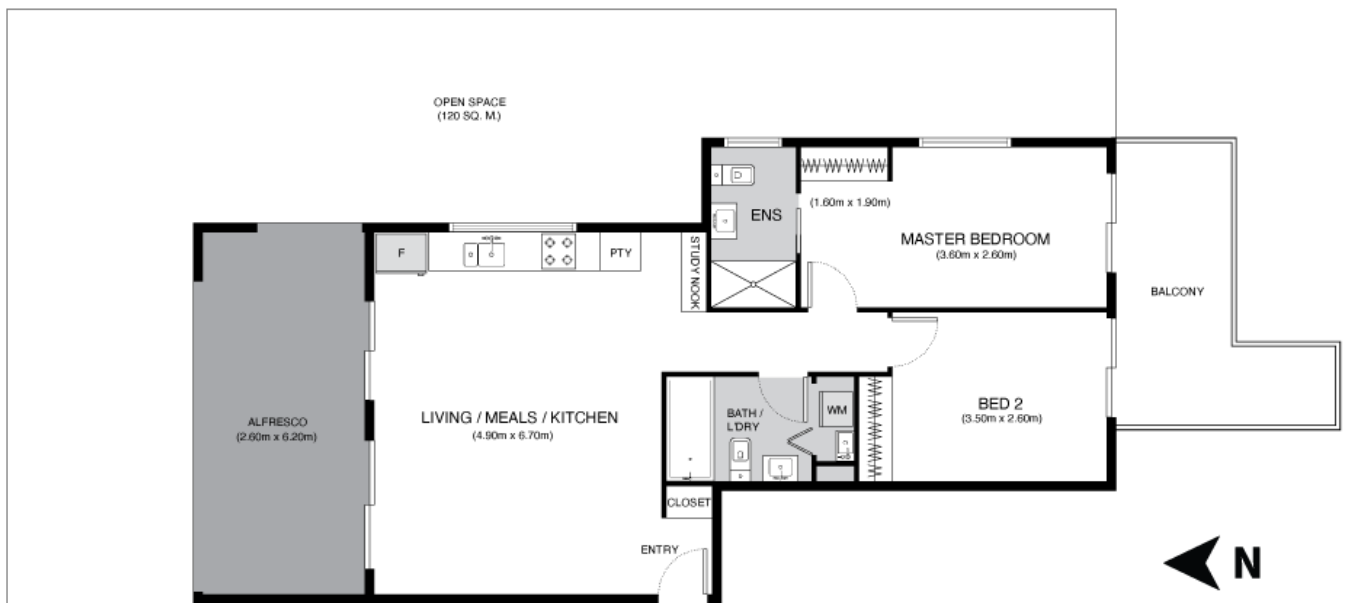
**LJ Hooker Canberra City (02) 6249 7700**

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601  
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



**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.

**LJ Hooker Canberra City  
(02) 6249 7700**



THIS FLOORPLAN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE. ALL INFORMATION CONTAINED IS GATHERED FROM SOURCES WE BELIEVE TO BE RELIABLE. WE CANNOT GUARANTEE ITS ACCURACY AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN ENQUIRIES.

**LJ Hooker** Canberra City

5/12 Condamine Street, Turner

**LJ Hooker**

**LJ Hooker Canberra City**  
(02) 6249 7700

**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.