



5/47 Comrie Street, Wanniassa

## Oversized Living, Unmatched Convenience - Right in the Heart of Erindale

In real estate, they say location is everything - and this spacious two-bedroom residence at 5/47 Comrie Street delivers it in abundance. Positioned in the very centre of Erindale, this ground-floor unit offers an incredibly practical lifestyle with unrivalled convenience.

From the moment you step inside, the sheer scale of the home impresses. With 120sqm of internal living, this residence offers almost double the space of most modern apartments of its kind. Wide hallways, a tiled open plan living and dining area, and a well-appointed kitchen with gas cooking and abundant storage create a home that is both functional and inviting.

Both bedrooms are generously sized with built-in robes, serviced by a large main bathroom with bathtub and a private ensuite to the master. Two expansive courtyards provide the perfect setting for weekend relaxation, with seamless access from both the living area and bedrooms.

Practicality is at the forefront with two storage cages in the basement

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### FOR SALE

\$599,000+

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Woden | Weston

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carpark accessible from the internal common area, and by remote access from the driveway with two assigned parking spaces for the property, with a chairlift in the common area stairwell, ensuring ease of access for all.

The location is second to none - just steps from Erindale Shopping Centre, local schools, Erindale Pool, and an array of dining options. Public transport is right at your doorstep, while Woden and Tuggeranong town centres are only a short drive away.

#### Features

- Oversized two-bedroom unit, 120sqm of internal living.
- Ground-floor position in a boutique complex
- Open-plan living/dining with tiled flooring
- Spacious kitchen with gas cooking and excellent storage
- Two courtyards - one off the living, one off the bedrooms
- Built-in robes to both bedrooms, ensuite to master
- Large main bathroom with bathtub
- Two basement storage cages, chairlift to common stairwell
- Central Erindale location - walk to shops, schools, pool, dining, and transport

#### Figures

Rates: \$563 p.q. approx.

Land Tax (if applicable): \$736 p.q. approx.

Strata: \$1,720 p.q. approx.

This property blends size, comfort, and convenience like few others in the area - an opportunity not to be missed.

#### MORE DETAILS

Property ID	JFBH5W
Property Type	Apartment
House Size	112 m <sup>2</sup>
EER	2.5

**Charles Martin 0414 544 796**

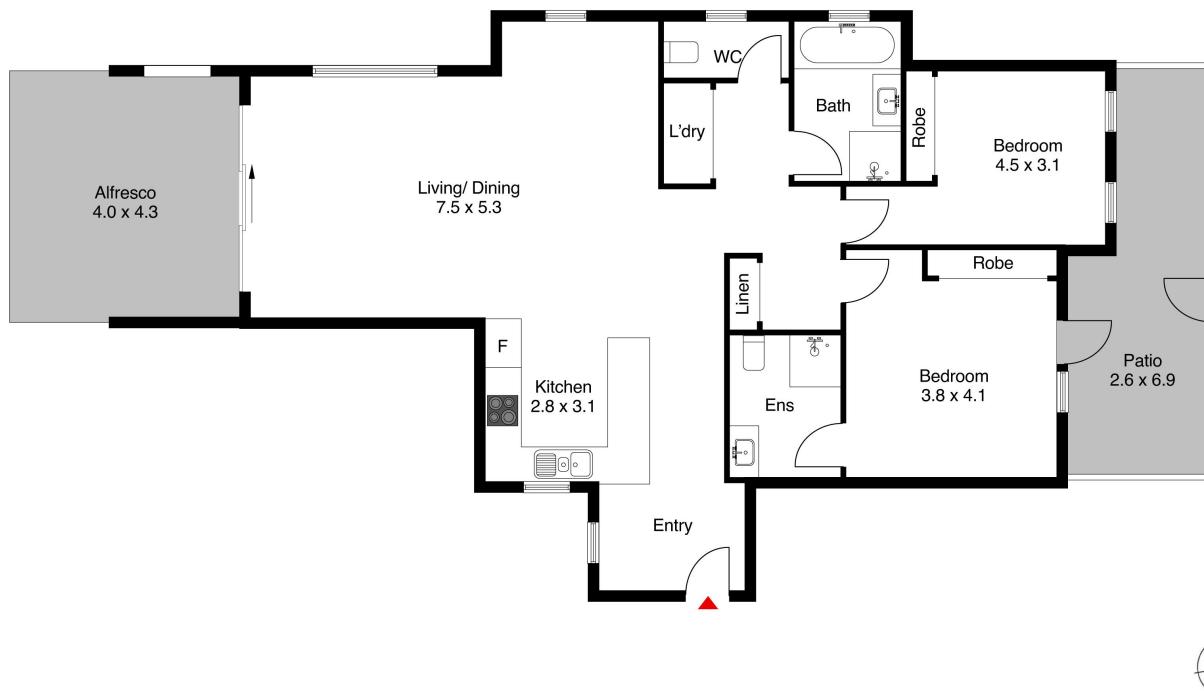
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The floor plan plan not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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