



FOR SALE

SECURE INVESTMENT OPPORTUNITY- RENTED \$530 PER WEEK

Discover your new home in this near-new, sun-drenched 2-bedroom apartment, designed for effortless living. As you enter, you'll immediately notice the bright and airy atmosphere that flows throughout the open plan layout. The spacious combined lounge and dining area seamlessly extends to a private balcony—perfect for savoring your morning coffee or relaxing with a view.

The kitchen is a chef's dream, featuring generous cupboard and bench space, including an induction cooktop, making meal preparation a breeze. This home has been thoughtfully designed for easy-care living, allowing you to unwind and enjoy after a busy day.

Located on the first floor of the charming Woodberry complex, this apartment offers secure gated entry, intercom access, and convenient basement parking. Its prime location places you near Coombs and Wright shops, a local school, medical centre, and daycare. Enjoy leisurely evenings exploring nearby tracks and ponds, or spend weekends cycling at Stromlo.

This apartment is not just a place to live but a lifestyle choice. Don't miss the chance to make it your next investment

Features:

- Bright open-plan design with abundant natural light
- Well-appointed kitchen with ample cupboards, bench space, and induction cooktop
- Master bedroom with built-in robes
- Flexible second bedroom—ideal as a home office or additional living space
- European laundry
- Balcony with tap for easy cleaning
- Intercom system
- Corner position on the first floor
- Rented \$530 per week until Nov 2025
- Living area: 68m² (approx.)
- Balcony: 11m² (approx.)
- Rates: \$410 per quarter (approx.)

2 BED | 1 BATH | 1 CAR

PRICE:
\$445,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.