

**10/1 Carroll Street, Hughes, ACT 2605**



**Apartment For Sale**

Tuesday, 14 May 2024

10/1 Carroll Street, Hughes, ACT 2605

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 52 m2**

**Type: Apartment**



Vince Qi

0262952433

**\$395,000+**

Nestled in the picturesque landscape, this freshly renovated top-floor apartment offers a tranquil escape from the hustle and bustle of city life. From the moment you step inside, you will be greeted by a sense of peace and comfort. Recently renovated, this home boasts freshly painted interiors, new carpets and blinds, creating an inviting atmosphere. The brand-new gas stove in the kitchen promises cooking at ease, while the internal laundry equipped with combination washer and dryer adding conveniences to your daily routine. Enjoy the beauty of nature right from your windows with tree canopies and open outlooks. The main bedroom offers a particular treeline view, perfect for those who cherish moments of quietness and relaxation. Positioned on the top floor of a two-story building, this home offers unparalleled privacy allowing you to unwind and recharge in peace. The undercover carport provides shelter for your vehicle while the double brick construction ensures durability and insulation. Located within walking distance to Hughes Shops, close to multiple primary and senior schools, parks and playing fields, Woden Westfield and Canberra Hospital, this property offers the perfect blend of convenience and tranquility. Features: • Top floor apartment in a private location • Picturesque outlook from all windows • Freshly painted • Brand new carpet and blinds. • Brand new gas stove • Laundry fitted with brand new washing machine and dryer • Recent renovations to the bathroom including new sink and benchtop • Walking distance to Hughes Shops • Undercover Carport • Access to an external laundry • Double Brick Construction • Pink batts insulation • Electric hot water system (2 year new) Proximity: • Hughes Primary School • Canberra College Woden Campus • Poynton Playground • Clarrie Hermes Park • Eddison Park • Federal Golf Club • Hellenic Club of Canberra • Westfield Woden • Canberra Hospital • Calvary John James Hospital • Hughes local IGA, Capitol Chemist, Home Ground Cafe, Local Liquor etc. Statistics (all measures/figures are approximate): • Built: 1976 • Rates: \$620.00 per quarter • Strata: \$1,309.21 per quarter (admin fund: \$1,044.45 & sinking fund: \$264.76) • Living: 52.00 sqm • Rental appraisal: \$490.00 - \$540.00 per week • EER: 3.5