

10/6 Maclaurin Crescent, Chifley, ACT 2606



Apartment For Sale

Monday, 4 December 2023

10/6 Maclaurin Crescent, Chifley, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Paul Sutton



Robyn Sutton
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\$435,000 +

Located a stone's throw from the heart of the Woden district, this unique ground-floor two-bedroom unit in Chifley is perfectly suited for the first home buyer or astute investor. From the front door, you'll be greeted with an open-plan living, dining and kitchen area. The combined bathroom and laundry offer convenience and boasts a bathtub, which can be tricky to find in a Southside apartment. Features new kitchen, with carpet/flooring replaced and painting undertaken recently. The allocated carport has a large locked storage shed at the rear. Located within a short four minutes walk to Westfield Woden, with its host of shops, restaurants and bars, assures you can leave the car at home, or not have one at all. This is one that ticks a lot of boxes, so it deserves to be at the top of your shopping list. Feature summary:

- Spacious living areas
- New kitchen
- Large bedrooms
- New carpets recently fitted
- New Timber style flooring in living areas recently installed
- Sunny balcony
- Windows on both sides allow cross ventilation
- Close car park
- Touch pad security to foyer
- Short walk or drive to the Westfield Shopping precinct
- Easy access to Hindmarsh Drive
- Close proximity to Mt Taylor Nature Reserve
- Excellent EER 6
- Rates - \$616 p/q approx
- Strata - \$740.00 p/q approx
- Water: \$186.00 p/q approx