

12/6 Maclaurin Crescent, Chifley, ACT 2606



Unit For Sale

Wednesday, 12 June 2024

12/6 Maclaurin Crescent, Chifley, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Unit



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\$439,950

Have you been looking to enter the market? Well, here is your chance to purchase an oldie but a goodie that has stood the test of time. Located on the top floor of Melrose Village this 2-bedroom design wastes no space. As you can see from the plan it provides a very usable living & dining room, separate kitchen area and a full-length East facing balcony. The laundry is in the bathroom which again saves space, and thankfully both bedrooms have windows on external walls, so you have access to natural sunlight and fresh air. Being in Chifley you are on the edge of Woden and Phillip, so you have all the benefits of a central location without the disadvantages. As you probably already know the town centre includes a Westfield, Government offices, the bus interchange, Hoyts Cinema and a range of clubs' pubs and restaurants for your enjoyment. And of course, the Chifley shops have been reinvigorated over the years and include the much loved café & bar A Bite to Eat, the Chifley Grocer and other services. Take advantage of the opportunity to enter the market by calling today or come along to the next open home. Make sure you ask about the finance packages and purchase concessions that are available for first home buyers. Features:* Laminated Timber Floors to Living area* Carpets to Bedrooms* Reverse Cycle Air Conditioning Unit to Living Area* Security Access* Tiled Roof Carport * Separate Storage Cupboard* Near to major Public Transport Terminal* Walking distance to Woden Town Centre* Only 4 minutes from the Canberra Hospital Precinct* Living Size: 74sqm* Balcony Size: 14sqm* EER: 4.0* Rates: \$2,674 p.a.* Strata: \$3,143 p.a.* Land Tax: \$3,425 p.a. (investors only) Disclaimer:All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.