

**13/43 Anderson Street, Chifley, ACT 2606**

STONE

**Sold Apartment**

Thursday, 15 February 2024

13/43 Anderson Street, Chifley, ACT 2606

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 103 m2**

**Type: Apartment**



Kris Hellier

0413799700

## Contact agent

The property will be going to Auction on the 02/03/2024 at 1:30pm with offers welcome prior. A WORD FROM OUR SELLERS; "Welcome to our cherished home, where we've found a fantastic central location with space to entertain and relax. Just a leisurely 5-minute walk away, we've come to love the energy of Woden Westfield, the charm of Chifley shops and surrounding green spaces, and the inviting vibes of Lava's Phillip cafe. A delightful mix of urban convenience and local flair that we've truly embraced. As you step inside, you'll feel the warmth and unique character that drew us to this space-the soaring ceilings, exposed brick walls and open plan living. With room to spare, and clever storage solutions throughout, we've found comfort and functionality in every corner, unlike any other townhouse we've seen. Outside, our private courtyard has become a tranquil retreat where we've shared laughter with friends and quiet moments of relaxation. Our neighbours are quiet and friendly while being surrounded by beautiful shared gardens. This home has been our little corner of the world, we hope you love it as much as we do." Living: 103.20sqm Carport: 38.90sqm Courtyard: 61sqm (approx.) Total: 203.10sqm (approx.) - Beautifully renovated, single level home- Huge open plan living room and dining area- Updated kitchen with plenty of cupboard and bench space with electric cooktop and oven (both Westinghouse) and dishwasher - Stunning raked ceilings with exposed timber beams - Two spacious bedrooms, both with built in robes- Master bedroom complete with a modern ensuite - Plenty of storage throughout the home- Separate laundry with built in benches, cupboards and shelves - Double brick construction- Spacious, low maintenance courtyard with a deck and artificial grass- Ceiling fans and split system installed - Double carport plus storage area- Small quiet complex- Ultra convenient location close to the Woden Westfield, Chifley Shops, a wide array of public transport options, schools, restaurants and cafes Rates: \$2,098.87 per annum (approx.) Land tax: \$2,953.00 per annum (approx.) Body corporate: \$1,797.80 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.