

# 15/27 Coxen Street, Hughes, ACT 2605



## Sold Apartment

Monday, 14 August 2023

15/27 Coxen Street, Hughes, ACT 2605

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Chris Wilson  
0418620686



Jack Wilson  
0402367713

## Contact agent

Located directly behind the vibrant Hughes shopping centre is this modernized and well-presented first floor, one-bedroom apartment. Enjoying a warm sun filled east west position within the building it captures both the morning and afternoon sunlight through its many windows. This property also offers full brick construction and has had the kitchen renovated in the last few years. It features a pleasant outlook onto the well-maintained communal garden areas. The main bedroom is of a generous size and includes built in robes. The bathroom is in excellent original condition. Other benefits of this property are its convenient location close to Woden town centre, Canberra Hospital and John James Calvary hospital. Bus stops that lead to the city, Parliamentary Triangle and Russell offices are also very close by. It is currently tenanted on a fixed term lease at \$330 per week until the end of March 2024. The carpet and paintwork are all in excellent condition so there is no work required to be done to the property. These units have always been reliable in terms of low vacancy rates due to the well-regarded location and neat and tidy presentation of the development which is 'Greenhaven Court'. If you are looking for a property that offers an instant investment with ease of maintenance, reliable rent returns or a timeframe to claim some tax benefits while you get your next move organised, then you should put this on your list of places to inspect this weekend. Features: • First floor position • Updated kitchen, paint and flooring • Light filled • Good tenants on fixed term lease • Excellent central location • Close to Hughes Shopping Precinct, Canberra Hospital and Woden town centre Apartment Size: 51m<sup>2</sup> (approx.) Year of construction: EER: 4.5 Outgoings: • General rates: \$601 p/qtr • Land tax: \$729 p/qtr • Body Corporate: \$710 p/qtr Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.