

**19/17 Medley Street, Chifley, ACT 2606**



**Sold Apartment**

Sunday, 24 September 2023

19/17 Medley Street, Chifley, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 71 m2**

**Type: Apartment**



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**\$450,000**

Located in the heart of Woden on the top floor of the popular 'Hermitage' complex, unit 19 represents modern interiors, functionality and a fantastic lifestyle. With the option to purchase fully furnished, this is a fantastic opportunity for a smart, practical investment, or a buyer wanting an easy fresh start. Stepping inside the home, fresh timber look flooring, large windows and leafy aspects brighten the space. The well sized balcony flows easily from this space for easy entertaining or relaxing. The updated kitchen features stone benchtops, sleek cabinetry & ample bench space with electric cooking and integrated dishwasher. Accommodation consists of two good-sized bedrooms both with built-in wardrobes, serviced by the bathroom with separate bath and shower (a rare find in an apartment), new vanity and WC. The home includes a separate laundry, a covered carport plus additional allocated carspace and lockable storage room, offering maximum convenience. The closest bus stop is located only meters away on Melrose Drive and the complex is on the doorstep of the Woden CBD and Phillip business district. With major existing infrastructures such as the Canberra hospital and many new development projects already underway in the Woden CBD such as the light rail and new CIT campus, this is an excellent opportunity to secure a central property in the heart of Woden Valley. Features Include:

- Top floor unit in popular Hermitage complex
- Option to purchase fully furnished
- Short walking distance to the Woden Town Centre and public transport
- Built-in wardrobes in both bedrooms
- Combined lounge/dining room with access to large balcony
- Light-filled, modern kitchen with plenty of cupboard & bench space, integrated dishwasher and electric cooking
- Bathroom with separate bath and shower
- Large balcony
- Large separate laundry with washer & dryer
- Allocated single covered carport with additional allocated carspace plus storage room

Living Size: 71m<sup>2</sup> living + 5m<sup>2</sup> balcony (approx.)  
Year Built: 1978  
Body Corporate Fees: \$1,246.85 p.q ( approx )  
Rates: \$2,540.98 p.a ( approx )  
Land Tax: \$2,357 p.a ( approx )  
EER: 3.0 stars  
Rental Appraisal: \$485.00 - \$535.00 per week for an unfurnished property.