

2/38 Bootle Place, Phillip, ACT 2606

LUTON

Sold Apartment

Sunday, 13 August 2023

2/38 Bootle Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 83 m2

Type: Apartment



Julia Atkinson
0261780200



Tim and Justine Burke
0261780200

\$505,000

Located in a quiet cul-de-sac in Bootle Place, Phillip, this two bedroom, one bathroom apartment presents a great opportunity to enter the property market. Situated on ground level, not only do you not have to worry about stairs, but you also have easy access through the apartment complex or alternatively enter straight through the apartment's private courtyard. The property has been renovated through out with floating floors, new carpet and a fresh coat of paint making it ready so you can enjoy it straight away. The property offers light filled open plan living, with the privacy of facing green space. The bedrooms have built-in wardrobes, and the bathroom, which includes the laundry has been renovated, and there is a separate toilet as well. The kitchen opens onto the lovely sunlit dining area. The courtyard is perfect for the entertainer and there is room for the kids and pets to move about. In close proximity to Canberra Hospital, Woden Westfield and the Woden Bus Interchange, making the location super convenient. This property offers a great opportunity for the first home buyer, investor or downsizer. Features-☑Ground floor apartment-☑Light filled living-☑Dishwasher and washing machine included-☑Updated flooring, carpet and paint-☑Renovated bathroom-☑Separate toilet-☑Wall heater-☑One covered car space-☑Facing greenspace-☑Private courtyard-☑In close proximity to Canberra Hospital, Woden Park Athletics, Woden Westfield and the Woden Bus Interchange-☑Rental appraisal of \$480 to \$520 per week EER: 3.5 Living Size: 83m² plus 30m² courtyard (approx.) Land Rates: \$2,508 p.a (approx.) Body Corporate Fees: \$3,584 p.a (approx.)