

20/27 Coxen Street, Hughes, ACT 2605



Sold Unit

Friday, 29 September 2023

20/27 Coxen Street, Hughes, ACT 2605

Bedrooms: 1

Bathrooms: 1

Area: 53 m2

Type: Unit



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\$335,000

Flooded with natural light from the most desired northerly aspect, this newly refurbished ground floor apartment in the ever popular 'Greenhaven Court' complex is sure to impress. Cleverly thought out with polished floorboards on entry and in the kitchen ensures easy care living, while brand-new carpet in the living and bedroom ensures comfortability where you spend most your time. This low-rise development boasts an impressive reputation and having stood the test of time it is no surprise these apartments are very well received by first home buyers and investors alike. Situated directly behind the well serviced Hughes Shopping Precinct and within 1.5km of the Woden Westfield and Canberra Hospital, an emphasis on convenience is hard to deny. Freshly painted throughout, you are greeted by a spacious, light filled lounge area upon entry with large storage options and split system heating and cooling unit for year round comfort. Enjoying a large window, the galley style kitchen has been refreshed ready for its new owner, offering electric cooking, tiled splash back and a dining area, all over polished floorboards. The main bedroom captures a leafy outlook and the northerly sun through a sizeable window, is comforted by brand new carpet underfoot and a large built in robe provides storage for all the necessary fashion demanded in Canberra. The main bathroom has been renovated and is an attractive feature of the unit with an intelligent layout, walk in shower and aesthetic vanity. Hughes Primary School and Saint Peter & Paul Primary School have a superb reputation, both of which are in very close proximity. The Hughes shops are well serviced and offer a grocer, café, chemist and takeaway. Westfield and the other amenities of Woden town centre can be accessed on foot quite quickly, while the ever expanding Canberra Hospital ensures this location is going to be sought after for some time to come. Common grounds that are always kept immaculate, a location that is hard to beat and offering vacant possession ready for immediate occupation – we do not expect this to last long. Enquire to register your interest, attend the upcoming open home or book a private inspection today. FEATURES: • Northerly aspect • Ground floor • Split System Heating and Cooling • Freshly painted throughout • New carpets and freshly polished floorboards • Renovated bathroom • Plenty of onsite parking • Low body corporate fees • Excellent location close to Canberra Hospital, Hughes shops, and Woden town centre Apartment Size: 53m² (approx.) Year of Construction: Circa 1974 EER: 3.0 Rental Appraisal: \$360 per week Outgoings: General Rates: \$645 p/qtr (approx.) Land Tax (if rented out): \$799 p/qtr (approx.) Body Corp Levies: \$770 p/qtr (approx.) 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.