

**21/45 Eggleston Crescent, Chifley, ACT 2606**



**Sold Apartment**

Monday, 14 August 2023

21/45 Eggleston Crescent, Chifley, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Ashleigh Curtis  
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## Contact agent

This could be the perfect opportunity to enter the property market! If you are looking for your first property to move into or a set and forget investment this could be the one! This studio apartment is larger than others in the complex. With its additional space providing great options for your living and sleeping arrangements. The kitchen has been fully renovated and features an abundance of cupboard space, wall oven, cook top and a fridge. This studio apartment is located within walking distance of Westfield Woden. The small complex backs onto the Chifley oval and is only a stone's throw away from all the conveniences at the Chifley shops. The apartment is located on the first floor with a leafy outlook. The bathroom provides a separate toilet and a shower over the bath. Downstairs there is a common laundry and an abundance of off street parking and clothes lines. Other items included in the sale are the; fridge, dining table and chairs, free standing cupboard, tv table and wooden bedside tables. Please note this is one of the apartments that has a carport! Investors: This property is currently leased on a monthly tenancy at \$270 per week. - Home Size: 28sqm - Rental guide: around \$270 pw - Rates: \$533 per qtr approx - Land Tax (if rented): \$693.30 per qtr approx - Body Corporate: \$444 per qtr approx