22/7 Medley Street, Chifley, ACT 2606
Unit For Sale

Friday, 26 April 2024

22/7 Medley Street, Chifley, ACT 2606

Bedrooms: 2   **Bathrooms: 1**   **Parkings: 1**   **Area: 80 m2**   **Type: Unit**

Glen Kingston
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Contact Agent

If you have previously considered an apartment at Melrose Mews, you need to see 22/7 Medley Street, as it could possibly be the best.This apartment offers some impressive features, from renovated kitchen and bathroom/laundry to contemporary styling that combines both modern edge and the charming warmth & character of its original exposed brick. The surprise of an extra-large balcony 33m2 wrapping two sides of the unit is undoubtedly a standout feature, offering perfect outdoor entertaining or simply a serene space to enjoy your surrounding outlook amongst the gumtrees, over a morning coffee.With two generous bedrooms, a well-appointed kitchen extending from the spacious living and dining, to the overflowing balcony, this apartment offers ample space and comfort. An additional store room is conveniently located at the entry, and the parking for one car closely positioned is visible from kitchen and balcony.In a great location, the apartment not only offers easy access to local shops, cafes, restaurants, and amenities across Phillip, Westfield Woden, Southlands Mawson, and Chifley Shopping precincts, but the convenient proximity to schools and public transport, with links to the city and beyond.A perfect recipe for homeowner or investor, 22/7 Medley Street offers a combination of style, comfort, convenience, and excellent location, that makes it a compelling option for anyone seeking a new place to call home.Rental Appraisal $490 - $520 Per WeekFeatures:* 2 Bedrooms* 1 Bathroom* Storage room* Car Park* Visitor Parking* Extra large balcony* Dishwasher* Fully Renovated* Shops & Schools Specifications:EER: 2.5Living: 82m2 (885sq.ft)Balcony: 34m2 (370sq.ft)UV: $148,350 (2022)Strata: $1,033pq (approx.)Rates: $1,418.43 pa (approx.)Land Tax: $1,615.11 pa (approx.)Construction: 1975* All data is approx and to be checked