

26/12 Albermarle Place, Phillip, ACT 2606

Sold Unit

Saturday, 17 February 2024



26/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Unit



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Contact agent

Positioned on the upper floor of the popular Dover court, this superbly renovated apartment is ideal for first home buyers, downsizers or investors alike. This sunny north-facing apartment is located only moments away from Woden amenities, Canberra Hospital and Phillip playing fields. A fully renovated kitchen sits at the heart of the home boasting Caesarstone, waterfall benchtops and splashback, plenty of work space, breakfast bar, European Appliances, fully ducted range hood, soft close draws and pull-out pantry; A culinary playground for you to whip up tasty treats. The open plan living area extends from the kitchen and opens out to the north facing terrace. Tastefully refreshed with new red oak engineered floors, new LED lighting and fresh paint this home is ready for you to move in and enjoy without lifting a finger.

Accommodation is provided by a single bedroom that comfortably accommodates a queen size bed and includes built-in robes plus access to the two way bathroom and laundry. With a great rental return potential and an unsurpassable location on offer, this attractive apartment demands your immediate inspection. Features- Fully renovated kitchen featuring Caesarstone benchtops and splashback, quality European appliances, a fully ducted range hood, soft close drawers and a pull out pantry- New Daikin split system air-conditioner- Freshly painted- New LED downlights - New hot water system- New red oak engineered flooring- New Veri Shade curtains- Open plan living with North facing balcony- Generous-sized bedroom with built-in robes- Combined bathroom and laundry- Single carport with storage area- Stroll to Woden, Canberra Hospital & Phillip- Very close to the Canberra Hospital and Woden Shopping Centre Rates: \$2,143 pa (approx.) Land tax: \$2,596 pa (approx.) Body Corp: \$2,533 pa (approx.) EER: 6.0 Living: 56sqm