

**27/7 Medley Street, Chifley, ACT 2606**



**Apartment For Sale**

Friday, 8 March 2024

27/7 Medley Street, Chifley, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Apartment**



Sally McCallum  
0261890100



Andrew Curren  
0261890100

## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Welcome to 27/7 Medley Street, Chifley. Astute investors or first home buyers wanting to purchase in the heart of Woden Valley will love the opportunity this apartment represents. Brimming with potential, this first floor apartment offers two good sized bedrooms both with built in robes, an updated clean and neat kitchen as well as a full-size balcony spanning the length of the property. Plenty of room for a BBQ and outdoor dining setting. Other features include a bathroom that has had some updates with a refreshed vanity and shower screen and a carport with a lockable storage cupboard. Perfect for storing bikes or equipment. This apartment will suit those looking for a small renovation. New flooring is needed throughout as well as some patching, painting & new window coverings. If you can see beyond the work needed and have some vision this could be a great stepping stone into the real estate market in a very sought after suburb. Features include:-  
- First floor unit in popular Melrose Mews complex  
- Excellent location in the Woden Valley, short distance from Woden Plaza.  
- Reverse cycle air conditioning  
- Two great sized bedrooms with built in robes  
- Designated carport with separate storage unit  
- Full length balcony  
- Separate laundry  
- Updated kitchen  
- Walking distance to great schools such as Marist College & Melrose High School  
- Living Size: 66m<sup>2</sup> + 18m<sup>2</sup> balcony  
- Year Built: 1975  
- Body Corporate Fees: \$997.72 per quarter  
- Rates: \$2524 per annum  
- Land Tax: \$3152 per annum  
- EER: 4.5 stars  
Disclaimer: Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.