

31/17 Medley Street, Chifley, ACT 2606



Sold Apartment

Friday, 25 August 2023

31/17 Medley Street, Chifley, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment

\$430,000

Flooded with the morning sun, this east facing ground-floor unit in the Hermitage apartment complex offers a feel-good start to the day, while cocooning gardens provide a welcome green backdrop. Sliding door access from the living room to the garden means you can slip out to take a quick temperature check and enjoy a healthy dose of fresh air at the same time. In largely original condition, it's an apartment that could benefit from a few cosmetic flourishes and would offer a wealth of opportunity for new homeowners or investors. With a kitchen that opens onto the living room, two decent sized bedrooms and a bathroom with a good footprint, the bones are all here. It's also in an exceptional location within walking distance of the Woden Town Centre and the dynamic Chifley shops. Canberra Hospital is just 7 minutes by car and there are plenty of public transport options close by. Features include:

- Ground-floor apartment with garden access
- Mainly original condition
- Secure building with intercom at entry
- Good sized bathroom with full bathtub and walk-in shower
- Main bedroom with mirrored built-in wardrobe
- Serviceable kitchen with good storage and workspaces and garden views
- Upright electric stove
- Full laundry
- Patio off living room with ramp access
- Security screens
- Reverse-cycle split system to living room
- Plenty of storage including separate cupboards for coats, linen and larger items
- Covered car accommodation for one vehicle plus a second allocated car space

Outgoings and property information (approx):

- Living size: 78.3sqm
- Rates: \$2,594.58pa
- Land tax (if rented): \$3,243.76pa
- Expected rent: \$430 - \$450pw
- EER: 4.5