

33/27 Coxen Street, Hughes, ACT 2605

Apartment For Sale

Thursday, 11 January 2024



33/27 Coxen Street, Hughes, ACT 2605

Bedrooms: 1

Bathrooms: 1

Area: 52 m2

Type: Apartment



Jack Wilson
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Chris Wilson
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Offers Above \$319,000

Convenience and practicality embody this exceptionally cared for apartment in the heart of the Woden Valley. With a sought-after north aspect, fresh paint and new flooring throughout, it is hard to imagine a value proposition better than this. This offers one of the most attractive floor plans and positions in the 'Greenhaven Court' complex, a stalwart and respected development in the heart of Hughes, a mere 200 meters from the local shopping precinct. The generous open plan living area is flooded with natural light from large windows at either end and the galley style kitchen also captures the northerly outlook, offers plenty of storage and electric cooking facilities. The necessary updates for comfortability have been completed with a near new split system air conditioner and new blinds installed prior to sale. The bathroom and main bedroom are both of good proportions with large windows which enjoy leafy outlooks. The main bedroom has a large built-in robe and desk which are complemented by brand new quality carpet and new roller blinds. In addition to the excellent location, the neatly kept common areas, friendly community and ample parking options are just some of the features Greenhaven Court offers. Excellent Primary Schooling can be found less than 500m away in either direction, the ever-expanding Canberra hospital and Woden town centre are both within a short distance, along with sufficient public transport. Meanwhile, if a two-minute walk doesn't concern you, then feel confident you will be able to access excellent coffee, takeaway, groceries and a chemist at the local Hughes shopping precinct. Calling all first home buyers and investors! Offering vacant possession and immediate occupation, this apartment is sure to grab plenty of attention and we do not expect it to last long. Contact your agents TODAY to register your interest receive more information and book an inspection.

FEATURES:

- North aspect overlooking common gardens
- Outstanding location close to Hughes shops, Westfield Woden and Canberra Hospital
- Split System Heating and Cooling
- Freshly painted throughout
- New carpet throughout and hybrid flooring in the kitchen.
- Well maintained common areas
- Heaps of parking onsite
- Low body corporate costs

Apartment Size: 52m² (approx.) Year of Construction: Circa 1974 EER: 6.0 Outgoings: General Rates: \$334 p/qtr (approx.) Land Tax (investors): \$384 p/qtr (approx.) Body Corp Levies: \$770 p/qtr

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