

34/17 Medley Street, Chifley, ACT 2606



Apartment For Sale

Sunday, 10 December 2023

34/17 Medley Street, Chifley, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 77 m2

Type: Apartment



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\$439,000 +

This large 2-bedroom apartment is located on the top floor, boasting beautiful treetop views. Centrally located within walking distance to Phillip, Woden Town Centre, the Canberra Hospital and the gorgeous Mt Taylor Nature Reserve, enjoy the convenience of inner city living while still a good distance from the hustle and bustle, feeling relaxed and at home. Location and lifestyle don't get better than this. The apartment features a large open plan living area that opens onto a generous balcony, taking full advantage of the greenery and allowing sunlight to pour through. The kitchen holds a surprisingly large footprint for an apartment and has been very well maintained, offering electric cooking, plenty of cupboard space and bench space. The master bedroom is incredibly spacious, while the second bedroom is still large enough for a queen bed. Both bedrooms feature built-in robes and are serviced by the master bathroom with bath & shower, and a separate WC. Both bedrooms also come with new thermal honeycomb blinds and heavy-lined curtains for excellent temperature regulation. For added convenience, there is a separate full-sized laundry with storage, a covered carport with a storage room plus additional allocated parking space, and a reverse cycle heating and cooling unit to the living. Offering exceptional convenience, this unit is just minutes walk from Chifley local shops, Phillip precinct and Woden Town Centre, plus close to Canberra Hospital with easy transit into the city. Enjoy nature at your door, with Mt Taylor reserve close by, a beautiful walk with incredible views of the city from the top. This is an excellent property for a first home buyer or investors looking to expand their portfolio with a smart investment. Features:- Spacious balcony with treetop views- Open plan living and dining- Large sized kitchen with plenty of storage and bench space- Separate laundry with storage- Huge master bedroom- Bathroom with bath, shower and separate WC- Built-in wardrobes plus thermal blinds and curtains- Undercover carport with storage plus additional allocated parking space- Split system heating and cooling to the living area- Easy access to public transport and Phillip precinct/Woden Town Centre and hospital plus Mt Taylor Living size: 77m² (approx) Rates: \$1,765.25 p.a (approx) Land tax: \$2,385.80 p.a (approx) Body corporate: \$1,283.80 p.q (approx.) Construction: 1978 EER: 2 stars