

38/12 Albermarle Place, Phillip, ACT 2606

Unit For Sale

Thursday, 11 January 2024

38/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Unit



Brett Hayman
0411414624



Martin Faux
0421593602

\$349,500

If you are looking for an amazing first apartment or ideal investment opportunity, then you need to come and view this apartment! Situated within the popular Cammeray Court development. This sunny north-facing apartment is located only moments away from Woden amenities, Canberra Hospital and Phillip playing fields. This one-bedroom apartment offers open-plan living with combined lounge and dining areas. The kitchen is very functional and features an abundance of storage and usable bench space, electric cooking and a double sink. The bedroom comes with built-in robes and comfortably accommodates a queen size bed. The sizeable bathroom also includes a dedicated laundry space. With a great rental return potential and an unsurpassable location on offer, this attractive apartment demands your immediate inspection. Features- Open plan living with North facing balcony- Kitchen with great ample bench top and storage space- Generous-sized bedroom with built-in robes- Combined bathroom and laundry- Single carport with storage area- Stroll to Woden, Canberra Hospital & Phillip- Currently tenanted on a fixed lease until 30th March 2024 at \$430 p/w Rates: \$2,083 pa (approx.) Land Tax: \$2,517 pa (approx.) Body Corp: \$2,343 pa Living Area: 56sqm EER: 5.0