

43/17 Medley Street, Chifley, ACT 2606

Apartment For Sale

Tuesday, 14 May 2024



43/17 Medley Street, Chifley, ACT 2606

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 90 m2

Type: Apartment



Paul Sutton



Robyn Sutton
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\$480,000 +

Within walking distance of some of Canberra's best walking tracks, the impressive Chifley Shops and the emerging Woden shopping precinct, this freshly renovated two bedroom apartment offers a unique opportunity to live in the heart of the Woden Valley. The parliamentary triangle is a short 10 minute drive away, while in the opposite direction, Tuggeranong is only 13 minutes away. The unit is generous in its size and attracts abundant natural sunshine. There is a clear distinction between the bedrooms and living, dining and kitchen spaces. A generous outdoor balcony completes the package, providing yet another space to work or relax, while enjoying the tranquil gardens. The kitchen, which has been recently updated, includes all new and modern appliances. Heating and cooling is provided by a reverse-cycle air conditioner. There are two off-street car parks and a very large internal storeroom, perfect for bikes and other equipment. Other features include brand new, easy-care flooring, double glazed windows in the living areas and a secure intercom. Recently renovated, units of this calibre are exceptionally rare. Your inspection is highly recommended. Feature Summary: • Bright and airy living spaces with a leafy outlook • Spacious combined area of 92 m2 (approx) • 84 m2 Living plus 8 m2 of balcony (approx) • Two bedrooms with built-in wardrobes • Recently renovated kitchen with dishwasher and a separate walk-in laundry • Large balcony overlooking well maintained gardens • 2 car spaces and an internal lock-up storage cage in enclosed storeroom • Loads of built-in storage throughout • Reverse-cycle air conditioning • Generous bathroom with separate toilet • Energy-efficient double brick walls with double glazed windows and a sunny aspect ensure year-round comfort • Ample visitor parking • Close proximity to Westfield Woden, cafes and bars • Near to Canberra hospital and within sought after school zones • Body Corp Levies: \$1,330 p/q (approx) • Rates: \$655 p/q (approx) • Land Tax: \$824.51 p/q (approx) Note: Investors only • Currently leased at \$630 p/w until 21st August 2024 • EER: 6