

43B/12 Albermarle Place, Phillip, ACT 2606



Apartment For Sale

Sunday, 10 December 2023

43B/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Apartment



Jonathan Irwin

Offers over \$355,000

NOTE - for inspections please note the apartment is set to the rear (southern section) of the complex in Byron Court (Unit 43). This 'move in ready' apartment set in an ultra convenient location is the ideal start to home ownership or a savvy addition to an investment portfolio. With several upgrades completed this immaculate property will not be available for long. THE HOME A thoughtful layout, maximising space and natural light are some of the standout features of this charming apartment set within 'Central Park'. The open plan living and meal area opens onto a north facing covered balcony through large glass sliding doors. The leafy backdrop makes for a lovely outlook and the Panasonic split system air conditioning ensures year-round comfort. The kitchen sits adjacent to the living area and offers excellent bench space, a stainless steel Westinghouse oven, Chef glass electric cooktop and dishwasher. The bedroom is a good size and features a large built-in wardrobe and ensuite access to the combined bathroom/laundry which includes an extra large shower. Car accommodation is an allocated single carport and additional storage is available via a private lockable storeroom. THE LOCATION Perfectly positioned and only minutes to Canberra Hospital, Calvary John James Hospital and Woden Town Centre, the home to a number of government agencies and Westfield Shopping Centre. Enjoy a growing list of cafés and restaurants plus picturesque Edison Park and Woden athletics park all just a brief walk away. The Parliamentary Triangle is just 8 kilometres away making cycling to work a breeze. FROM THE OWNERS 'We love the proximity of the home to many convenient locations - the park, the hospital and the mall; with the post office, supermarket and restaurants all within the area. The space was also perfect for us - easy to organise and manage, resulting in more time for rest or getting outdoors and enjoying family time.'

SUMMARY First floor north facing apartment (Level 2 of 2) Excellent condition Vacant & ready for immediate occupation Light filled open plan living & dining room Large kitchen with excellent bench space, glass electric cooktop & dishwasher Combined bathroom & laundry with extra large shower Spacious bedroom with built-in robe & ensuite access to bathroom Panasonic split system air conditioning Single carport & lockable storage Covered sunny balcony Walking distance to Eddison Park, Canberra Hospital & Westfield Woden 8km to Parliamentary Triangle Rental estimate: \$440 - \$460 Rates: \$515 per quarter Land Tax: \$385 per quarter (if rented) Strata: \$601 per quarter Living: 56m² Carport: 16m² Balcony: 6m² EER: 6 All figures are approximate For more information, please contact Jonathan Irwin by submitting an enquiry form below or calling 0421 040 082. Disclaimer: Irwin Property and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their own independent enquiries.