

44/12 Albermarle Place, Phillip, ACT 2606

MORRELL
PROPERTY

Townhouse For Sale

Tuesday, 30 April 2024

44/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse



Peter Morrell
0466778730

\$355000 +

Offers over \$355,000 Neat one bedroom ground floor townhouse, walking distance to Canberra Hospital. Short bike ride to Westfield Woden and a stroll to sports fields and parkland. This unit represents a great investment or a first home purchase. There is a large bedroom with built in robe, a generous living area and a combined bathroom and laundry. Car accommodation is a single carport with good storage behind. There are good tenants in place on a periodic lease and they are happy to stay on. The yield is approximately 6.5%. Virtual styling used in some images. Under one roof, -Built in robe-Combined bathroom and laundry-Good sized living area-Lounge area opens to patio- Lock up storage behind carport-56 sqm-Strata Levies \$601.68 qtr- Land Tax \$632 qtr- Rates \$521 qtr- Current rent \$450 per week