

47/9 Dover Court, Phillip, ACT 2606

Sold Apartment

Friday, 25 August 2023

47/9 Dover Court, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Apartment



Jane Macken
0262888888



Emma Robertson
0422415008

\$352,500

Please Note: The door number is no. 9 of Dover Court in Albermarle Place This perfect, one-bedroom ground floor apartment would suit first home buyers, downsizers investors or those wanting to be in the heart of the Woden Valley, within walking distance to The Canberra Hospital or Woden Town Centre. As you enter your new home you are welcomed into the large open plan area, you will be impressed by the size of this space and the natural light flooding in through north facing windows. The spacious interior with neutral décor is enhanced by custom fitted plantation shutters to the arched windows, though ready to decorate with your own personal flair. The practical, modern kitchen is equipped with electric cooking, dishwasher and ample storage space. This area expands out to your living and dining area with reverse cycle heating and cooling unit and enough space to live and entertain with ease. The main bedroom is generous in size with built in robes and it's own reverse cycle heating and cooling unit. The bathroom is conveniently located next to it with combination spa bath/shower plus plenty of space for your laundry facilities. Large glass doors fill the living area with light and open to the expansive courtyard, making this one bedroom home truly special. Offering paved undercover area and framed by greenery, this special space makes entertaining a breeze. The covered carport and storage cage are located just by the front door for added convenience. With a location that appeals to both convenience and lifestyle, you are within walking distance to The Canberra Hospital and Westfield Woden, full of amenities, shops and restaurants, plus the bus interchange and future light rail. With the current tenant vacating on 28th September 2023, you can move in and enjoy, or welcome a new tenant at up to \$450 per week as a favourable and secure investment. - Ground floor apartment- North facing aspect- Open plan living and dining with custom made plantation shutters & reverse cycle heating and cooling unit- Large bedroom with built in robes and reverse cycle heating and cooling unit- Bathroom adjacent equipped with combination spa bath and shower plus laundry space- Covered courtyard- Covered carport and storage cage- Walking distance to Westfield Woden and The Canberra Hospital Living size: 55m2 internal (approx.) Rates: \$1,562.17 p.a (approx.) Land tax: \$2,040 p.a (approx.) (only if rented) Body Corporate: \$617.52 p.q (approx.) Construction: 1994 (approx.) EER: 5.5 stars