

52B/12 Albermarle Place, Phillip, ACT 2606

Sold Unit

Monday, 14 August 2023

52B/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Unit



Fuse Property Sales Team

\$355,000

Discover this charming first-floor apartment in the heart of Woden, perfectly situated within walking distance to all the amenities that the town centre has to offer. With its practical location, quality features, and a fantastic tenancy in place, this property presents an excellent opportunity for both investors and first-time homebuyers.

Property Overview: Positioned in the desirable Byron Court within the quaint Central Park development, this 1-bedroom apartment offers a blend of comfort, convenience, and affordability. Boasting a strategic location in Woden, residents are just a stone's throw away from the Canberra Hospital, Westfield Woden, quality schools, public transport options, and the newly opened restaurant and bar precinct.

Key Features: Neat and well-priced 1-bedroom apartment on the first floor. Low maintenance, ideal for those seeking convenience and practical living. Perfect for investors with a current tenancy in place, or first-time homebuyers looking to enter the market.

Interior Highlights: Step inside this well-presented apartment, where exceptional quality and attention to detail abound. The practical open floor plan seamlessly combines comfort and functionality, ensuring a seamless living experience. The well-appointed kitchen overlooks the spacious living area and is equipped with easy-to-use electric appliances, ample bench space, and plenty of cupboard storage.

Bedroom & Bathroom: The generous-sized bedroom features built-in robes, providing ample storage space for your belongings. The ensuite style 2-way bathroom adds a touch of luxury, featuring a shower, spa bath, and integrated laundry facilities.

Additional Features: Carport with attached storage area for added convenience. Excellent energy efficiency, contributing to cost-effective living. Close proximity to the proposed light rail route, ensuring convenient commuting options. A covered balcony, perfect for relaxation and outdoor enjoyment.

Investment Opportunity: For investors, this property presents a golden opportunity to start or expand your investment portfolio, thanks to the current tenancy in place. Benefit from a reliable rental income while securing a prime property in a sought-after location.

Don't Miss Out! This well-priced and conveniently located apartment won't stay on the market for long. Embrace a lifestyle of ease and accessibility, all within a vibrant and thriving community. Whether you're looking for a smart investment or a comfortable place to call home, this property ticks all the boxes.

Contact Us Today: To arrange a private viewing or gather more information about this fantastic apartment, get in touch with our friendly team today. Don't miss this opportunity to make this Woden gem yours!

Features:- 56m² internal living - 8m² covered balcony - Open plan living - Ensuite style 2-way bathroom - Built-in robes in oversized bedroom - Under cover carport with additional storage - 1994 construction

Key Figures: General Rates: \$525.76 per quarter (approx.) Strata Levies: \$602.64 per quarter (approx.) Land Tax (Investor only): \$639.23 per quarter (approx.) Rental Estimate: Currently tenanted at \$440.00 per week until 23rd February 2024.

Disclaimer: All buyers/purchasers should rely on their own enquiries as the vendors or their respective agents do not do not make any warranty as to the accuracy of the information provided above and shall not accept or assume any liability for any errors, misstatements or inaccuracies in the above information. We carefully and conscientiously ensure that the information is as up-to-date and accurate as possible.