

# 60/27 Coxen Street, Hughes, ACT 2605

## Sold Apartment

Tuesday, 19 March 2024

60/27 Coxen Street, Hughes, ACT 2605

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Chris Wilson  
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**\$345,000**

Exuding character and class, this beautifully renovated one bedroom apartment situated in the reputable 'Greenhaven Court' development needs to be seen to be appreciated. A sense of practicality and functionality were front of mind when completing this particular update with new kitchen appliances, laundry facilities and an abundance of storage just a few of the many features. In arguably the best position in the stalwart complex and catching loads of natural light due to the most favorable, dual-aspect floorplan. The kitchen and dining area enjoy a north-easterly orientation while overlooking the communal gardens, with a leafy outlook over the neighboring park to the south-west captured through the bedroom and lounge room windows. Brand new hybrid flooring and freshly painted throughout, the open plan living and dining area is spacious with excellent air flow that is complemented by several new ceiling fans. The brand-new kitchen includes a new hot water system, new electric oven and two-burner cooktop – perfectly proportioned for this apartment plus ample cupboard and bench space. The main bedroom has been exceptionally updated with an entire wall dedicated to floor-to-ceiling, mirrored, built in robes to accommodate all the necessary fashion needed in the Canberra climate. The bathroom has been reconfigured with a new floating vanity, extra storage and laundry facilities to complete one of the best Greenhaven apartments offered in recent times. The desired location, the neatly kept common areas, friendly community and ample parking options are just some of the features Greenhaven Court provides. Excellent Primary Schooling can be found less than 500m away in either direction, the ever-expanding Canberra hospital and Woden town centre are both within a short distance, along with sufficient public transport. Meanwhile, if a two-minute walk doesn't concern you, then feel confident you will be able to access excellent coffee, takeaway, groceries and a chemist at the local Hughes shopping precinct. Do not miss your opportunity to see this outstanding apartment in the heart of the Woden Valley. Sure to appeal to first home buyers, investors and downsizers alike, enquire today to register your interest, receive more information and book an inspection. FEATURES: • Brand New Renovation Throughout • Dual Aspect floorplan with northeasterly aspect overlooking common gardens • New ceiling fans to living area and bedroom • New Kitchen with benchtops, new electric oven, 2-burner cooktop & hot water system. • New hybrid flooring & Freshly painted throughout • Outstanding location close to Hughes shops, Westfield Woden and Canberra Hospital • Well maintained common areas • Heaps of parking onsite • Low body corporate costs Apartment Size: 52m<sup>2</sup> (approx.) Year of Construction: Circa 1974 EER: 6.0 Outgoings: General Rates: \$634 p/qtr (approx.) Land Tax (investors): \$787 p/qtr (approx.) Body Corp Levies: \$770 p/qtr Disclaimer: The material and information contained within this marketing is for general information purposes only. Cream Residential Pty Ltd does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. We recommend all interested parties to make further enquiries and seek further advice. You should not rely upon this material as a basis for making any formal decisions.