

64B/12 Albermarle Place, Phillip, ACT 2606

Sold Apartment

Tuesday, 19 September 2023



64B/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Anish Sebastian

0450865524

\$600,000

This light filled north facing three-bedroom unit is set in a quiet and friendly complex, a leisure stroll from Woden town centre. This is an affordable first home opportunity or ideal investment option for young couples and small family. Upon entering, this unit boasts a spacious open plan living area that flows out to a huge balcony perfect for entertaining during summer and sun basking during winter. The main attraction of this unit is master bedroom which is segregated in the front of the house from rest of the bedroom. Master has en-suite and balcony access which is cherry on top. Enjoy the locality of this property being only moments away from Canberra Hospital, Canberra Institute of Technology and Woden Town Centre. This light filled apartment is sure to impress with its functional floor plan and low maintenance living.

Features: North Facing Master bedroom with en-suite and balcony access Master bedroom is segregated in the front of the house from the other bedroom Separate lounge and dining rooms Kitchen with modern appliances Generous size all three bedrooms with built-in wardrobes Main bathroom with bathtub Walking distance to Canberra hospital (just across) Reverse cycle split system heating & cooling Separate powder room Sunlit covered balcony Single lock-up garage with storage space Allocated car space Walking distance to public transportation Walking distance to a range of amenities in the Woden Town Centre including Westfield Woden, Southern Cross Club, Hellenic Club, surrounding parks, cycle trails and public transport options. Total Floor Area: 98 sqm approx Garage Size: 20 sqm approx Strata: \$950.02 per quarter approx. (Admin fees \$763 & sinking fund \$186.07) Rates: \$639.6 per quarter approx. Land Tax: \$781.64 per quarter approx. (for investors only) Call Anish on 0450865524 before you miss out!