

**68/7 Medley Street, Chifley, ACT 2606**

**Apartment For Sale**

Saturday, 25 November 2023

68/7 Medley Street, Chifley, ACT 2606

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**



Nicholas Jacob  
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Mark Wolens  
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## Offers Over \$470,000

This superbly renovated, ground floor, two bedroom apartment represents exceptional value within the heart of the Woden Valley. The light-filled open plan living area has been completely reborn with an ultra-modern makeover featuring polished concrete floors, pendant lighting, a striking new kitchen with Bosch appliances, timber benchtops and soft-close cupboards and drawers as well as a new split system, reverse cycle air-conditioning unit. Additionally, an enclosed courtyard has created the ideal winter garden for year-round use. Equally impressive is the renovated bathroom which is spacious and stylish with large floor to ceiling tiles, black tapware including a rainfall shower head, a wall mounted vanity unit along with plenty of natural light and ventilation. Full height mirrored cupboards conceal a practical, space saving European laundry. Bedroom accommodation is well catered for with two segregated bedrooms, both with new paint and carpet while the main bedroom also features new, built-in mirrored wardrobes. Additional features include a designated carport and storage enclosure, a solid double brick construction and an ultra-convenient location with walking distance to the Woden Town Centre including Westfield Woden, the popular restaurant & bar precinct, public transport & future CIT and light rail network. Features:- 68m<sup>2</sup> of living- 11m<sup>2</sup> winter garden- Ground floor apartment- Stylishly renovated throughout - Concrete flooring to living areas- Timber benchtops in kitchen - Bosch appliances - Renovated bathroom with full height tiling - Reverse cycle heating and cooling- Built-in robes in main bedroom- Single carport accommodation- Outstanding position within walking distance to Westfield Woden- Currently tenanted until September 2024 at \$470 per week  
Figures: Strata: \$4000 p.a approx. Rates: \$1,800 p.a approx