

71/12 Albermarle Place, Phillip, ACT 2606

CIVIUM

Unit For Sale

Tuesday, 6 February 2024

71/12 Albermarle Place, Phillip, ACT 2606

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 100 m2

Type: Unit



Josh Finnigan
0431023199

\$560,000+

Welcome to 71/12 Albermarle Place in Phillip! This stunning apartment offers a modern and stylish living space, perfect for those seeking a comfortable and convenient lifestyle. Featuring 2 bedrooms and 2 bathrooms, this property provides ample space for both relaxation and privacy. The open-plan design creates a seamless flow between the living, dining, and kitchen areas, making it ideal for entertaining guests or spending quality time with family. Relax on your north-facing private balcony, enjoying panoramic views of the surrounding greenery and a well-maintained pathway, perfect for morning walks or evening strolls. The master bedroom features an ensuite for added convenience, and the second bedroom is perfect for guests or a home office. The property also boasts a garage space for one vehicle, ensuring secure parking and additional storage options. Additionally, there is a carport space available for your convenience. Conveniently positioned near shopping centres, dining options, and public transport, this apartment offers both comfort and accessibility. With modern finishes throughout and meticulous attention to detail, seize the opportunity to call this place home. Schedule a viewing today and experience contemporary living at its finest. Features:- Freshly painted- North-facing living and balcony- Master bedroom with en-suite - Updated Kitchen - All bedrooms with built-in robes- Top-floor apartment- Reverse cycle split system heating & cooling- Great outlook over green gardens- Single lock-up garage with storage space- Allocated car space- Walking distance to Canberra Hospital - Conveniently positioned near shopping centres, dining options, and public transport
Internal living: 83m² approx
Balcony: 17m² approx
Strata: \$870 pq approx
Rates: \$612 per quarter approx.
Land Tax: \$752 pq approx. (for investors only)