

74/27 Coxen Street, Hughes, ACT 2605



Sold Apartment

Friday, 29 September 2023

74/27 Coxen Street, Hughes, ACT 2605

Bedrooms: 1

Bathrooms: 1

Area: 53 m2

Type: Apartment



Jack Wilson
0402367713



Chris Wilson
0418620686

\$331,000

Convenience and practicality embody this superb ground floor apartment in the heart of the Woden Valley, with fresh paint throughout, new carpet in the bedroom and major renovations already complete, all that is required is to move in and enjoy this epic location. Polished floorboards flow throughout the apartment, with the spacious lounge and dining area expanding upon entry. Climate control is assured for the entire apartment by a well-positioned split system heating and cooling unit and natural light streaming through the large central window, the hub of this unit is unsurprisingly inviting. The kitchen is by far the drawcard of this "Greenhaven Court" offering, with a renovation sure to be envied by the entire development due to the intelligent design and abundance of storage. Overhead cabinetry is rarely seen in neighboring properties, but the extra cupboards and options for a dishwasher and/or washing machine will undoubtedly be appreciated by a new owner. The extra bench space and electric cooking facilities ensure that the accomplished chef is awarded a space to enjoy also. The bathroom has also been updated since construction and has maintained its aesthetics, smart design and functionality with a walk-in shower, vanity and mirrored cabinetry. The main bedroom is of good proportion, looks onto the quiet common grounds and has both a large built-in robe and window, all of which are complemented by brand new quality carpet underfoot. A sought-after location, you will be within a stone's throw of the Hughes shops where you will find a well-stocked grocer, chemist, popular takeaway and excellent café. Excellent Primary Schooling options can be found in either direction less than 500m away, Westfield Woden a mere 1500m away and the continually growing Canberra Hospital less than 2km away. This is arguably one of the best apartments in the whole development and should not be missed whether you're a first home buyer or investor. Offering vacant possession and immediate occupation, this is sure to be well received so register your interest and book a private inspection TODAY.

FEATURES:

- Ground floor apartment in arguably best position in the complex.
- Outstanding location close to Hughes shops, Westfield Woden and Canberra Hospital
- Renovated kitchen with loads of storage & bench space
- Split System Heating and Cooling
- Freshly painted throughout
- New carpet in the main bedroom, floorboards throughout apartment.
- Well maintained common areas
- Heaps of parking onsite
- Low body corporate costs

Apartment Size: 53m² (approx.)
Year of Construction: Circa 1974
EER: 3.0
Outgoings: General Rates: \$601 p/qtr (approx.)
Land Tax (if rented out): \$732 p/qtr (approx.)
Body Corp Levies: \$770 p/qtr (approx.)

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.