

# 78/27 Coxen Street, Hughes, ACT 2605

## Sold Unit

Friday, 15 September 2023

78/27 Coxen Street, Hughes, ACT 2605

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



Chris Wilson  
0418620686



Jack Wilson  
0402367713

**\$320,000**

Don't miss this opportunity to secure a well presented one bedroom apartment positioned in the ever popular "Greenhaven Court" complex which is situated in the heart of the sought after, inner Woden suburb of Hughes. Unit #78 is positioned in block 5 which is arguably the most private and quiet of the entire development. Upon entering, you will be pleasantly surprised by the position, layout and presentation this apartment has to offer. Complete with brand new carpets, wood-look flooring and paint throughout, all the work has already been done for its new owner. The living and bedroom both receive an abundance of natural sunlight thanks to the northern aspect and large windows. The updated kitchen is spacious, looking out over the always manicured common grounds and enjoying ample bench space along with electric cooking and oven. The main bedroom is spacious, including a built-in robe, desk and a half height window that provides a pleasant outlook onto the tall gum trees to the north. The main bathroom enjoys a walk-in shower, new mirrored cabinet and spacious layout. Offering vacant possession, this allows for first home buyers and downsizers alike to only have to think about booking removalists, and moving in. Similarly appealing to the savvy investor looking for an investment opportunity that is always received well in the rental market due to the exceptional location. Close to the Woden town centre, ever-expanding Canberra Hospital and very popular Hughes Primary School, you will also have several public transport options and access roads that take you to the city centre. A stone throw from the Hughes Shopping precinct that is equipped with a grocer, chemist, café, takeaway and one of the best real estate agencies in the Capital. If this is remotely what you are looking for, do not miss the opportunity to register your interest today and inspect at our next upcoming open home or book a private inspection. Past experience shows us this type of offering do not last long. Features: - Freshly painted - New carpets and flooring - Windows on both sides of apartment - Open plan living space - Built in desk - Close to Canberra Hospital, Hughes shops, Hughes Primary and Woden town centre Outgoings: General Rates: \$635 p/qtr (approx.) Land Tax (if rented out): \$788 p/qtr (approx.) Body Corp Levies: \$770 p/qtr Apartment Size: 51m2 (approx.) Year of Construction: Circa 1974 EER: 3.5 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.