

# 8 Cammeray Court, Phillip, ACT 2606

## Sold Unit

Thursday, 29 February 2024

8 Cammeray Court, Phillip, ACT 2606

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Chris Wilson  
0418620686



Jack Wilson  
0402367713

**\$373,000**

Located in the well-regarded Cammeray Court development, is this spacious and light filled north facing unit. In a very convenient location, this unit is a short walk from the Canberra Hospital and a five-minute drive to the Woden shopping precinct. Upon entry, you will be immediately impressed with the open plan lounge and dining room with access to not one but two balconies. The spacious, modern kitchen features an electric stove, under bench oven and ample bench space. The large bedroom includes a built-in robe and access to the combined ensuite & laundry. The apartment also includes an allocated carport and storage cage. Year-round comfort is guaranteed with split system, reverse cycle heating and cooling. Freshly painted and installed with brand new carpet, this apartment is ready for its new owner/s to move straight in. The other key features of this stunning unit include:-☑Easy public transport access-☑Designated car accommodation-☑Large, modern bathroom with combined bath/shower-☑Lockable storage unit-☑North and west facing balconies-☑Electric cooktop-☑Built in robe-☑Fresh paint and carpet-☑Large windowsApartment Size: 56m<sup>2</sup>Year of Construction: 1994EER: 5.0Outgoings: General Rates: \$526 p/qtr (approx.)Land Tax (investors): \$632 p/qtr (approx.)Body Corp Levies: \$602 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.