

94/62 Dover Court, Phillip, ACT 2606

MY MORRIS

Apartment For Sale

Saturday, 24 February 2024

94/62 Dover Court, Phillip, ACT 2606

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 56 m2

Type: Apartment



Sandy Morris
0420380895



Zac Morris
0432141648

\$345,000+

My new owners will love: - My convenient location close to Canberra Hospital & Westfield Woden- My excellent 6.0 star energy efficiency- My north facing aspectSet in a conveniently located complex, this second floor one bedroom apartment is situated in a prime location. Just a short trip to both the Canberra Hospital and Westfield Woden, this home has both work and play on your doorstep. Suitable for both investors and first home buyers, as you enter the home you are welcomed by the open plan lounge/dining room, overlooked by the functional kitchen with dishwasher, abundant bench and storage space. The bedroom is situated to the rear of the property with a built-in robe and direct access to the bathroom with corner spa and combined laundry. Car accommodation is provided by the single carport, which also includes a storage area. Currently tenanted until April at \$410 per week this property will be great for an investor with all the hard work already done.Rates: \$2,101 p/a (approx)Land Tax: \$2,540 p/a (if not owner occupied)Strata: \$586 per quarterLiving: 56m²EER: 6